Secrt. II-27—15.004—21-10-27.

Public (1929) Department.

Mis SERIES.

G.O. No. 213

DATED 23-2-1929

[Despatch Abstract.]

Buildings - Residence - Collector - South Kanara - Acquisition of the bungalow and its compound - Proposal dropped.

INDIAN TELEGRAPHS. No. 01246

O TK

CALICUT MBR 20 STE 19

MADRAS WORKS MADRAS TRIPLICANE.

SEND FILE REGARDING ACQUISITION OF BUNGALOW

AS. RESIDENCE FOR SUBCOLLECTOR

CAMP CLERK

This form must accompany any enquiry respecting this telegram

Rev Dept.

Memo. No. 685-C/25-1d. 4-4-25

Buildings (S. Kanara) - Mangalore - Collector's bungalow - Acquisition with site - Item 9 in the list of works submitted with Bd's Rep. No. E. 4534/24-1d. 11-10-24

The Govt understand that the Coll. of S. Kanara ~~is~~ has submitted a report on the above subject. The Bd of Rev is requested to state whether that report has been received in its office and, if so, when it may be expected by Govt.

DESPATCHED
7-APR 1925

4.4.25

16-2-25

The Bd of Rev, LR&S.

C.F. 31—10 138—8-9-24.

Revenue **DEPARTMENT.**

CURRENT No. 2335C Rev 163 & E

Received ..... 192 . Registered 27.4.25 192 .

Subject.

Land Acquisition (South Kanara) - Collector's bungalow - Report submitted.

ENCLOSURES.
No. .....
.....
Spare copies .....

Reference No. C.1431-25-1.

Station Madras, Date the 21st April 1925. 192 ..

From

W.Scott Brown, Esq., I.C.S.,
Secretary,
~~The~~ Board of Revenue, Land Revenue and ~~Revenue~~ Settlement, ~~etc.~~ ~~Separate Revenue.~~

P.L.Moore, Esq., C.I.E., I.C.S.,
Commissioner of Land Revenue.

~~Resolution~~
Reference.

Read the following:-

Letter from C.A.Souter, Esq., I.C.S., Collector of South Kanara, Ref. C.4007-24-B-3, dated the 27th May 1924.

II.

Board's Ref. No. C.2851-24-1, dated 24-6-1924.

III.

Letter from C.A.Souter, Esq., I.C.S., Collector of South Kanara, Ref. C.4007-24-B-3, dated 18th July 1924.

IV.

Letter from C.A.Souter, Esq., I.C.S., Collector of South Kanara, Ref. C.No.3638 Rev./19, dated 21st February 1925.

V.

Letter from C.A.Souter, Esq., I.C.S., Collector of South Kanara, Ref. C.No.4007-24-B-3, dated 11th March 1925.

REFERENCE: Government Memorandum No. 685 C-25-1, dated 4-4-1925.

Submitted to Government.

2. With reference to paragraph 7 of the Collector's letter last read above the Board has consulted the Chief Conservator of Forests and the Inspector-General of Police in regard to the suitability of the Kadiri Hill as a site for building residential bungalows. They both agree with the Collector in considering that Kadiri Hill is the most suitable site for the purpose. Vide copies of their notes enclosed. Under the circumstances the Board considers that the proposal to acquire the bungalow usually occupied by the Collector of South Kanara may be dropped and the Collector instructed to submit in consultation with the Chief Conservator of Forests and the Inspector General of Police plans and estimates for constructing a bungalow on the Kadiri Hill.

for Secretary.

To the Second Secretary to Government,

with copies of the notes of the Chief Conservator of Forests and of the Inspector-General of Police and 2 plans.

" the Collector of South Kanara, with copies of the notes of Chief Conservator of Forests and of the Inspector-General of Police.

S.S./22-4.

Copy of U.O.Note from the Chief Conservator of Forests dated 26-3-1925.

In my opinion Kadiri is by far the best available site for houses for the District Forest Officers. I believe the original proposal was to put them below the "steep piece of land" which Mr. Souter mentions in the compound of the old bungalow. I have inspected the possible sites there; they are almost entirely cut off from the sea breeze. Kadiri is exposed but that will soon be remedied if cuttings of Banian and the like of suitably large size are put in and properly looked after.

H.Tireman
26-3-25.

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Copy of U.O.Note from the Inspector-General of Police, No. 11 /H & B of 25, dated 6-4-1925.

Returned U.O.

I have seen the Kadiri site and think it is very suitable. I could not find anything nearer Mangalore which would be possible. The chief objection is that it is isolated, considered from the point of view of touring officers who may have to leave their families behind, but this will be minimized if the proposed three bungalows are built simultaneously.

E.J. Rowlandson,
for Inspr.-General of Police.

Copy of letter from C.A.Souter, Esq., I.C.S., Collector of South Kanara, Ref. C.No.4007-24-B-3, dated the 11th March 1925.

Land Acquisition - South Kanara,- Collector's Bungalow.

I invite a reference to the correspondence ending with Board's Proceedings No. C.2851/24-2, dated the 7th August 1924, regarding the acquisition of the bungalow previously occupied in Mangalore by the Collector. I regret the delay in the matter, but the Executive Engineer's valuation of the property reached me only on the 8th of this month and without it I was unable to submit definite proposals.

2. In Board's Reference No. C.2851/24/1, dated the 24th June 1924, I was requested to select a piece of land, not more than 4 or 5 acres, of the present compound, to include the bungalow, stables etc., and to ask the owner to state a price. I have had frequent conversations with Mr. J.J.Fernandes the owner and he has been very reasonable in his demands. He pointed out to me, however, that the steep pieces of land to the West and North of the bungalow must in any case be included in the acquisition proceedings. Otherwise he must demand a right of way to get access to his property. I consider that it is necessary to acquire these steep portions not only to avoid the necessity of granting a right of way but also to prevent the owner from having recourse to a Civil Court, whereby he might compel Government to acquire those portions. I think that he would have a good case because the acquisition of the ground above those portions would seriously diminish their present value. I found it therefore impossible to adhere to the Board's order to limit the extent of ground to 4 or 5 acres. The plan of the land which accompanies this report will make the situation clear.

3. The buildings and the land have been personally inspected at various times by Mr. Kharegat, the Chief Engineer, Mr. Stoney, the Superintending Engineer and Mr. Peddie, and Mr. Davis, Executive Engineers. All these officers while agreeing that the site is an admirable one have condemned the building unless very extensive

repairs are done to it. The building in its present state is thoroughly unsound. Nothing substantial has been done to it for very many years and the roof work is unsafe almost throughout. Indeed most of the wood work is now in a very bad condition. After examining it when I came here for the first time I refused to live in the bungalow and since then other officers who have come to the district have also after inspection refused to have anything to do with it.

4. My present proposal consists in the acquisition of 8.50 acres. This includes all the road leading up to the bungalow, the ground on which the out-houses and stables stand and the steep portion referred to above. I do not see how very much less than this is feasible, for it includes only the upper tennis court at the back of the bungalow and gives little real compound for a residence of the kind required by a Collector. A plan showing the portion proposed for acquisition is enclosed. As regards the value of the land, the Tahsildar in the first instance placed it at Rs.3,000 an acre. The Divisional Officer, however, considered this too low and suggested Rs.4,000 an acre. The owner Mr. Fernandes at first demanded not less than 5,000 rupees an acre which would include the solatium under the Land Acquisition Act. Recently, however, he has agreed to me in conversation to accept 4,000 rupees an acre if the steep portion is included in the acquisition. Otherwise he demands Rs.5,000 rupees an acre in addition to a right of way. Recently the District Court in Mangalore awarded 6,000 rupees an acre plus 15 per cent solatium as the value of the land acquired for the new training school which is only a couple of hundred yards distant from the present site. It is true that the training school is being built on land with a direct frontage to the main road and is therefore of considerably more value. I do not think however that the difference in the value can approach 3,000 rupees an acre which would roughly be the difference between the 4,000 an acre now agreed to by Mr. Fernandes

and the valuation fixed by the District Court. I, therefore, think that an inclusive value of 4,000 rupees an acre is not an outside sum to pay for the land. The cost of 8½ acres at this figure is Rs.34,000.

5. As I have stated above the condition of the present buildings is bad. Mr. Stoney considered that 60 per cent of the normal valuation should be deducted for depreciation. The officer of the Public Works Department after deducting this percentage have fixed the value of the buildings at Rs.16,000. I may state here that Mr. Fernandes has agreed to accept the valuation placed on the buildings by the Public Works Department. That Department estimates the cost of putting the bungalow into a habitable condition at Rs.23,800. There is no proper Garage and all the stables and most of the out-houses ... practically tumbling down. The kitchen also is too far away from the bungalow and is most insanitary in its present state. A masonry latrine is also very necessary. The cost of a new kitchen and a latrine is estimated at 4,000 rupees.

pp 10-14 infra

I enclose the Executive Engineer's letter and its enclosures which explain in detail how these figures are arrived at. The trees on the land which are valuable are estimated at Rs.1,225 in ~~rough~~ round figures. The cost of acquisition will therefore be

(1)	Land	Rs.34,000
(2)	Buildings ..	Rs.16,000
(3)	Trees ...	Rs. 1,225
	Total ...	Rs.51,225

79,025

In addition to this the following sums must be spent:-

(1) For kitchen and latrine	Rs.4,000
(2) For making the bungalow habitable.	Rs.23,800
Total ...	Rs.27,800

The total cost of acquisition will therefore be Rs. 79,025/-.

6. The question to be decided now is whether it is worthwhile for Government to spend this money on an old house. It is agreed that the site is an admirable one being centrally situated and as cool as anything can be on the West Coast. I doubt however whether it would be justifiable to spend nearly 80,000 rupees on it. In the first place the renovation of an old bungalow is rarely a satisfactory proposition. If experience elsewhere is of any value the estimate for renovating the bungalow may be taken as the very minimum figure. It is more than probable that it will be exceeded when work actually begins, and I should not be surprised if the total cost to Government of the acquisition reached a lakh of rupees. Secondly the rent of the present bungalow is 125 rupees a month. After acquisition the rent must go up to the limit allowable under the rules. This seems to me to be unfair on future Collectors who may have to occupy the bungalow. This, however, is a matter for Government to decide. My own preference, and I speak quite impartially because it is unlikely that I shall ever have to occupy the bungalow, is that it would be far more economical and satisfactory to all concerned to build a new bungalow.

7. There is ample room on the top of the Kadri Hill not only for a Collector's bungalow but for residences for the District Superintendent of Police and two District Forest Officers. The only objections to this site are its distance from the town and the lack of shade at present. As regards the distance, in these days of motor-cars I do not think the objection to be of very great weight. I have been living over 2 miles from the office for the last year and the inconvenience has not been serious. Kadri Hill is not much further away from the office than where I now live. As regards shade, this is matter of time and further

Kadri Hill is so open to every breeze that it is never very hot up there. My personal inclination therefore is to build an entirely new bungalow. Kadri Hill is Government waste land and the cost of acquisition will not arise. Building will also be cheap there as the soil will not require expensive foundations. Stone can be quarried within easy reach. There also seems to be little doubt that an excellent water-supply can be secured. In every way this site except for the two objections raised above is admirable. Another advantage would be that most of the officials of the District would live near each other. The Chief Conservator of Forests and the Inspector-General of Police are I understand, in favour of building residences for their officers on the hill. The main consideration is one of cost, and certainly the cost of acquiring the old Collector's bungalow seems to me to be prohibitive.

A

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Enclosures.

Copy of letter No. 482/17 Z 60, dated 5-3-1925.

From C.Peddie, Esq., Executive Engineer, West Coast Division, Calicut.

To The Collector of South Kanara, Mangalore.

Subject: Valuation for the Collector's bungalow at Mangalore.

In continuation of this office No.2496 M, dated 24-12-24 and with reference to your No.4007-24-B-3, dated 15-11-24, I herewith forward an estimate amounting to Rs.16,000 the value of estimate for the main building and its out houses.

The above value has been arrived at after preparing detail estimate as per current schedule of rates and deducting 60 per cent of the amount estimated for depreciation.

The above percentage 60 per cent adopted for depreciation was I understand recommended by the Superintending

Engineer during his inspection.

To make the building habitable considerable improvements are necessary both for the main building and out-houses and an approximate estimate for Rs.23,800 for the same is enclosed.

Another approximate estimate for Rs.4,000for the construction of a new kitchen block with covered passage near the main building and also for a masonry latrine of two seats is enclosed as desired by you.

ENCLOSURES:

1. Estimate for valuation of the building Rs.16,000 No.I
1 Approximate estimate for improvements to the building Rs.23,800 No.II.
1 -do- for the construction of kitchen block and latrine Rs.4,000 No.III.
3 Tracings W.C. Nos.24, 24 A and 24 B/25.

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Report to accompany the valuation statement for Collector's Bungalow with out-houses at Mangalore.

Rs.16,000.

Reference - South Kanara Collector's Ref. C.4007-24-B-3, dated 30-9-24 and 15-11-24.

The Collector's bungalow with out-houses etc. at Mangalore is situated on the top of a hillock in an important locality within the municipality; this hillock slopes steeply, on the North, West and South but fairly flat on the Eastern side, the buildings with compound being the private property of Mr. J.J.Fernandes, Mangalore.

2. The buildings are reported to be over 65 years old, and the Superintending Engineer, Coimbatore Circle, during his

table for

should be deducted for depreciation.

3. This valuation, therefore has been computed as per details below, estimated on the current schedule of rates and deducting 60 per cent for depreciation in the value of the buildings.

Please vide detailed estimate I for Rs.16,023.	Amount of valuation.	Deduct depreciation @ 60 %.	Net value.
Main building. Plinth area 9868 sq. ft.	30228	18137	12091
Kitchen & servants' quarters do. 3875 sq.ft.	6400	3840	2560
Stables & Coach house do. 2467 sq.ft,	2200	1320	880
Covered passage do. 1125 sq.ft.	1030	618	412
Well 13' Dr. and 50' deep.	200	120	80
Total ...	40058	24035	16023 or say 16,000

4. The building being very old will require after acquisition complete overhauling of the roof and floors including thorough repairs to doors and windows etc. Practically the whole of the buildings will require renewal except the masonry and doors and windows, the cost of thoroughly repairing and improving the present condition of the buildings will therefore be high- Vide the enclosed approximate estimate for Rs.23800.

Details of the costs of improvements to existing buildings, as per enclosed estimate IIfor Rs.23800 are given below:-

Improvements to main building.	...	Rs.14600
do.	kitchen and servants' quarters	1960
do.	Coach house and stable...	2000
do.	covered passage	950
do.	existing well	3000
	Unforeseen item	1000

Contingencies and petty supervision	1130
Grand total ..	24640
Deduct-	
Credit by sale of unserviceable materials as dismantled - say	840
Net	Rs.23800

5. The cost of constructing a new kitchen block with covered passage closer tothe main building, as suggested by the Collector, and also a masonry latrine of 2 seats will be Rs.4,000 - Vide separate estimate III enclosed.

6. The total aggregate cost for acquisition of the buildings, carrying out improvements and construction of new kitchen and covered passage and masonry latrine is as follows:-

(a) Valuation of existing buildings as per para 3 above and as per estimate I enclosed.	Rs.16000
(b) Improvements to do. as per para 4 -do. and as per estimate II.	23800
(c) Constructing a new kitchen block with covered passage and masonry latrine of 2 seats as per para 5 above and as per estimate III.	4000
Total ...	43800

This amount is exclusive of the value of the land to be acquired. The Collector in the requisition quoted above, proposed an extent of 10 acres to be acquired, and computing the present market value of similar land at say Rs.4000 per acre as minimum, the value of 10 acres of land comes to Rs.40000.

7. But the extent of land to be acquired has not yet been decided and this question together with the valuation of the trees in the land proposed to be acquired has been now

8. It may not be out of place to point out here that the cost of similar land in the neighbourhood, though decidedly better in the point of being plain and level ground, is Rs.6,000 per acre, as lately acquired by Government for the site of the Government Girls' School, Bangalore, (now under construction) being awarded by the District Court, Bangalore, and upheld by the High Court.

9. Plans of the building with also site plan are submitted herewith.

(Sd.) G. Shiva Rao,
17-1-25

Supervisor, P.W.D.

(Sd.) A.S.Krishna Ayyar,
19-1-25.

Sub-Divisional Officer.

(Sd.) S.Peddie,
5-3-25.

Executive Engineer, West Coast Division.

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3.3./24

23/4

EXECUTIVE ENGINEER, P.W.D.
BRIDGE DIV. N.
SUPERINTENDING ENGINEER
No. 1035
27 MAY 1925
Eng.
IV CIRCLE, P.W.D.

C No 1083 Wks B From the Board of Revenue L.R. Hell Ref G
No C1431-25-1 dt 21.4.1925.

Collector's residence.
Kadri Hill. Mangalore-
Conotu.

Encl. 1083 Wks B/25-1 dt 23

Referred to the S.E. Coimbatore circle for very early report as to whether there will be an adequate water supply at the site and (2) what the distance from the site is from (a) the Collector's office + (b) the nearest European habitation.

Wks 18.5.25 JCh 19.5.25

26 MAY 1925

To The S.E. Coimbatore Circle
with C.F. (1923-24) to be returned with reply

Rr sent on 17.6.25.

15.6.25

20/5/25 For S

In reply, please quote number, date and short title *

Received ..... *Registered* .....

From (Name) E.W.P.Walsh Esquire,

(Designation) Superintending Engineer,

Post Box ....., (Station) Coimbatore Circle, Coimbatore.

Telegraphic Address .....

CHIEF ENGIN. 13 JUL 1925 PUBLIC WORKS DEPARTMENT 1831

To The Chief Engineer, P.W.D.,

Buildings & Roads, Madras.

No. 602-7.24., *dated* 8th July 1925.

Sir

ENCLOSURE.....
1 Tracing &
1 Current file
~~in 7 sheets~~

SPARE COPIES.....

* Copy of letter No.743 S.E., dated 3-7-25, from M.R. Ry.M.Nilakanta Ayyar Avl., B.A.,B.E., Executive Engineer, West Coast Division, Calicut, to the Superintending Engineer, Coimbatore Circle:--

Collector's residence - Kadri hill - Mangalore construction.

There is adequate water supply at the foot of the hill. There are several perennial springs owned by private individuals. A well could be sunk there and water pumped up for 150 feet.

2. (a) and (b). A tracing showing the site and other public buildings and residences is enclosed.

The present Collector seems to be of opinion that the Kadri scheme is not the best possible for the residences. He may also be further consulted before deciding the question. See his opinion in pp 20-21 infra

DCE

The main file on the subject is now in the Secrett & is not readily available. Its return may be awaited till 10.8.25.

CE's opinion (ins)

Copy to the Chief Engineer, P.W.D.Buildings and Roads with reference to your Memo.No.1083 Wks.B.25-1 of 23-5-25.

(Sd.) E.W.P.Walsh, 8-7-25,

Superintending Engineer,

Coimbatore Circle, Coimbatore.

V.S.8.7.

True Copy forwarded.

(By order)

Manager,

Supdg. Engineer's Office,

Coimbatore.

Mr. J. A. Saldanha.

Question No.257. Will the Hon'ble the Member for Finance and the Hon'ble the Minister for Education be pleased to state --

(a) whether there is a scheme for building bungalows for officers residing at Mangalore in the South Kanara District in a remote place out of the limits of the Mangalore Municipal Town;

(b) what would be the approximate cost for the erection of bungalows for the Collector, District Forest officer. District Superintendent of Police and others;

(c) what will be the cost for making the necessary approaches to the bungalows;

(d) what bungalows in the Town have these officers bee occupying hitherto and what rents have they been paying;

(e) whether there is necessity for the erection of bungalows for these officers at Government cost; if so what;

(f) whether it is a fact that Mr. Souter who was recently Collector of South Kanara within a few days after his arrival at Mangalore left the bungalow formerly occupied for nearly a century by Collectors and took up another; and

(g) what bungalow the present Collector Mr. Wells occupies and whether the present Collector Mr. Wells is of opinion that a new bungalow for the Collector should be built on the site now proposed outside the limits of the Town?

Copy of Memorandum to the Collector of South Kanara, and to the Board of Revenue, Land Revenue and Settlement, No.3704 C/25-1, dated 8th July 1925:--

L.C.Q. - Official residences in Mangalore.

The Collector of South Kanara is requested to furnish through the Board of Revenue, at a very early date, information on the following points:-

(1) what bungalow in Mangalore the Collector of South Kanara has been occupying hitherto and what rent he has been paying for it;

(2) whether it is a fact that the late Collector of South

Kanara, Mr. C. A. Souter, within a few days after his arrival in Mangalore left the bungalow formerly occupied by Collectors for nearly a century and took up another residence;

(3) what bungalow the present Collector occupies and whether he is of opinion that a new bungalow for the Collector should be built on the site (Kadri Hill) now proposed outside the limits of the town; and

(4) whether it is proposed to construct quarters for any other officer of the Revenue Department on the Kadri Hill and if so the reason therefor.

2. The information is required in connection with a Legislative Council Question and should be supplied without delay.

Copy of the Board's Reference, No.C.1431-25-2, dated the 16th July 1925.

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x x x

Memo from Government, Revenue Department, No.3704 C/25-1, dated 8th July 1925.

Reference.

In their memorandum read above the Government have called for information on four points.

The Board invites the attention of Government to para 3 of the Collector's letter submitted with the Board's Refce. No.1431-25-1, dated 21st April 1925.

2. For a detailed reply to the various points the Board awaits the Collector's report.

Copy of Reference from the Board of Revenue, Land Revenue and Settlement, Reference No.C.1431-25-3, dated the 23rd July 1925:--

Memorandum from Government Revenue Department, No.3704 C/25-1, dated 8-7-1925.

Letter from G.W. Wells Esq., I.C.S., Collector of South Kanara, Ref. C.No.3518-25-B-3 dated 13th July 1925:--

Question 1. The Collectors of South Kanara usually occupy the bungalow in S.No.193 of Kadri village opposite the Balmatta compound. I lived in this bungalow from April 1923 to January 1924, when Mr. Souter relieved me. I was then paying a rent of Rs.125 per mensem as my predecessors had done. The rent is now Rs.150 per mensem. The bungalow belongs to (1) Mr. J. J. Fernandes, Bar-at-Law, (2) his daughter and (3) Mrs. S. S. Brito.

Question 2. - Mr. Souter arrived in January 1924. I believe he occupied the bungalow for a few days only. He told me before I left Mangalore that he was dissatisfied with it. It has been the practice of the owners to reserve the bungalow for the Collectors of South Kanara, who have occupied it for many years. I have known the bungalow since 1912. Messrs. Graham, Couchman and Ellis occupied it during their tenure of office.

Question 3. - Part I. - I now occupy the bungalow mentioned above.

Question 4. - It is not proposed to build residences for any other officers of the Revenue Department on the Kadri Hill, but it is proposed to construct residences for the two District Forest Officers there, and I find that the Inspector-General of Police also favours that locality as the site for a residence for the District Superintendent of Police.

Question 3. Part 2. My opinion whether a new bungalow should be built for the Collector on the Kadri Hill outside the limits of the town. I am personally opposed to the proposal. The proposed site (I do not know the exact spot) can scarcely be less than three miles from the Collector's office and the market. My servants have to do their daily marketing, and they take - - sufficiently long about it even from my present residence. Located on Kadri Hill they would certainly demand a conveyance for going to bazaar. The proposal will also add to the distance which the peons working at the bungalow will have to go. I do not mention the public, because the Collector can always give them sufficient opportunities of seeing him at the office. For the amount proposed for allotment to the project the Public Works Department cannot give the Collector a residence containing the accommodation and amenities of my present residence, and the rent will probably be greater.

My present residence may be 'unsound' from the point of view of professional Officers advising the Government whether they should buy it. I do not know when the Chief Engineer and others saw it but it was in fair order when I left it, in January 1924, and it has to be remembered that it has gone through a period of sixteen months, including a monsoon untenanted, with no rent coming in to be expended on repairs. While I had it rent was being used for making repairs as they were required. It was a condition of my coming back to the bungalow that it should be put into a habitable condition, and knowing the difficulties of the managing landlord, Mr. Fernandez, I agreed to the rise in rent if he did the repairs satisfactorily. The house, godowns, and kitchen have been repaired and are now in a slightly better condition than that

in which I left them. During the vacancy they must have deteriorated considerably, as there was practically no supervision, and wood work etc. were stolen. The stables and coach houses are in very poor condition and have only had slight renewals made here and there. I do not think that the house and godowns are by any means unsafe.

Since the time of Mr. Graham the difficulty has always been about repairs. The managing landlord, Mr. Fernandez, does not, I understand, get on well with the other owner and has hitherto paid little personal attention to repairs. Even now the agency he employs has been unsatisfactory, and he has had to come and see bad work and get it done again. The house is secluded, excellently situated, and commodious. Mr. Ellis knows the house and may be asked about it if necessary.

If the Government are prepared to consider the question of a long lease, after the owners have executed initial repairs to the satisfaction of the Public Works Department, a long lease, say 20 years, might be a satisfactory solution, the Government doing annual repairs during the currency of the lease. If the Government are ready to consider the proposal I would have it investigated. It would save both owners and tenant from the recurring worry of repairs. If the owners cannot be got to agree to paying for the initial repairs-it would be better that the Public Works Department should execute them - then the building of the new bungalow might proceed.

REFERENCE.

Submitted to Government in continuation of Board's Reference No. C. 1431-25-2, dated 16th July 1925.

Mr. J.A. Saldanha.

Answered at the meeting of the Leg. Council held on 28.10.26

568
~~257~~. Will the hon. the Member for Finance and the hon. the Minister for Education be pleased to state --

(a) whether there is a scheme for building bungalows for officers residing at Mangalore in the South Kanara District in a remote place out of the limits of the Mangalore Municipal Town;

(b) what would be the approximate cost for the erection of bungalows for the Collector, District Forest Officer, District Superintendent of Police and others:

(c) what will be the cost for making the necessary approaches to the bungalows;

(d) what bungalows in the town have these officers been occupying hitherto and what rents have they been paying;

(e) whether there is necessity for the erection of bungalows for these officers at Government cost; if so what;

(f) whether it is a fact that Mr. Souter who was recently Collector of South Kanara within a few days after his arrival at Mangalore left the bungalow formerly occupied for nearly a century by Collectors and took up another; and

(g) what bungalow the present Collector Mr. Wells occupies and whether the present Collector Mr. Wells is of opinion that a new bungalow for the Collector should be built on the site now proposed outside the limits of the town?

Public Works Department.

Answer.

(a) There is a proposal to construct bungalows for two forest officers and for the District Superintendent of Police on the Kadri hill. A proposal to build a bungalow for the Collector on the same hill has also been made.

(b) The approximate cost of the two bungalows for the District Forest Officers is Rs.45,000.

(c) Information is not available.

(d) Many Collectors of South Kanara have occupied the bungalow in S. No.193 of Kadri village the present rent of which is Rs.150

per mensem. The District Forest Officer, South Mangalore has a bungalow on the Light House Hill for which he pays Rs.50, and the District Forest Officer, North Mangalore is living in a Mission bungalow at Balmatta for which he pays Rs.80.

(e) Yes; accommodation in private bungalows is scarce.

(f) Y e s.

(g) The present Collector, Mr. Wells, is occupying the bungalow referred to above and he is not in favour of building a new bungalow for the Collector outside the town.

(By Order)

Sd. P. K. Subba Ayyar.
Assistant Secretary.

To

The Council Office.

The above answer has been approved by the Hon'ble Rao Bahadur Sir A.P. Patro, Kt., the Hon'ble Khan Bahadur Muhammad Usman Sahib Bahadur and the Hon'ble Mr. H.E.Marjoribanks, C.S.I., C.I.E., I.C.S.

	Initials.	Date.
Received in Fair-copying Section.		
Copied ..		
Examined ..	1919	19/10
Signed ..		
Despatched ..		

Memo. No. 685 C/25-3d. 18-9-25

Land Acquisition (S. Kanara) - Collr's bungalow - Bd's Rep. No. C. 1431-25-1d. 21-4-25 + 1431-25-3d. 23-7-25

The Bd. of Rev is requested to offer its remarks on the letter from the Collr of S. Kanara R.C. No. 3518-25-B-3 d. 13-7-25 transmitted with No. 1431-23-3, d. 23.7.25 ~~read in~~ its Rep. C. ~~last read above~~ & to report ~~whether~~ whether

1) in the circumstances stated therein it would advise the construction of a new bungalow for the Collr of S. Kanara on the Kadri Hill as recommended in its Rep. C. No. C. 1431-25-1d. 21-4-25, ~~and~~ or whether

2) the bungalow now occupied by him should be leased by Govt.

18/9/25

p. 22-24 ~~20-23~~ cf

TOP 18/9

p. 5 cf

VP 16.9.25

11-9-25

11.9.25

18/9

14 ~~25~~

To the Bd of Rev LR & S.

Reminded 24-11-25

CURRENT No.

Received ..... 192 . Registered Ro 14070 A 1925.

Subject.

Land acquisition (South Kanara) - Collector's Bungalow.

ENCLOSURES.

No.

Spare copies

Reference C. No. 1431-25-4.

Station Madras Dated the 10th October 1925 192

From

W.Scott Brown, Esq., I.C.S.,
Secretary,
~~The Board of Revenue~~, Land Revenue and Revenue Settlement, etc. ~~Separate Revenue.~~

~~Resolution~~ Reference.

P.L.Moore,Esq., C.I.E., I.C.S.,
Commissioner of Land Revenue.

Read the following:-

p. 28 ante

Memorandum from Government, Revenue Department, No.685 25-3, dated 18th September 1925.

REFERENCE:

The Commissioner of Land Revenue has since inspected the bungalow and the Kadiri site and discussed the question with Mr. Wells, the present Collector who has promised a further communication in the subject. The Board's reply to the Government memorandum read above will be submitted on receipt of the Collector's report.

CURRENT No. 70 A 3.

Received ..... 192 . Registered 192

ASST. SECRETARY TO GOVT. REVENUE DEPARTMENT

Subject.

Land Acquisition (South Kanara) - Collector's bungalow - Report submitted.

ENCLOSURES.

No.

Spare copies

Reference C. No. 1431-25-5.

Station Madras *Dated the* 6th January 1926. ~~192~~

From

W.Scott Brown, Esq., I.C.S.,
Secretary,
~~The~~ Board of Revenue

Land Revenue. and
Revenue Settlement, etc.
~~Separate Revenue.~~

~~Resolution~~
Reference.

H.A.B.Vernon, Esq., I.C.S.,
Commissioner of Land Revenue.

Read the following:-

I

Memorandum from Government, Revenue Department, No.685 C/1 25-3, dated 18th September 1925.

II.

Letter from G.W.Wells, Esq., M.A., I.C.S., Collector of South Kanara, Ref. C.No.3518-25-B-3, dated 8th December 1925:-

In my report Ref. C.No.3518-25, dated ~~13th~~ 23rd July 1925, submitted to Government through the Board in reply to Government Memo No. 3704-C-25-1, dated 8th July 1925, while deprecating the Kadri site, I suggested that, in view of the prohibitive cost of acquisition of the Collector's bungalow and compound, the

Government might consider the question of a long lease. Mr. P.L.Moore also discussed the matter with me when he came here lately, and considered that it was desirable to get a term lease for 10 years. I therefore got a plan prepared showing the area which I thought essential to be taken on lease, if the Government consent to a lease, but one of the owners is unwilling to include in the lease a strip of land which I consider essential to the privacy and amenities of the bungalow.

2. Mr. Moore also suggested that I might get a report from a local Engineer, the present manager of the Commonwealth Trust Engineering Works, as to the minimum essential repairs to be executed prior to entering on the lease, but I have not proceeded further in this matter owing to the initial difficulty about the land. Another point is that Mr. J.J. Fernandes, the Managing Land-lord, has said to me several times that he would want to do the initial repairs himself. His argument is that it would be cheaper, but there are already instances in which unsuitable wood has been used in the house and I would not recommend that the land-lords should be left to do the initial repairs.

3. There are three owners of the bungalow and compound. Mr. J.J.Fernandes, his married daughter, and Mrs. Brito. The property is not divided and there is no agreement between the owners, a state of things which has led to the occupation of a small portion of the compound by a local pleader, I understand, under cover of a sale by Mrs. Brito, and the Managing Land-lord Mr. Fernandes has not got the encroachment removed. Owing to the lack of definition of shares, I believe he is unable to do so.

4. Apart from difficulties of this kind, I should be sorry to leave the house, but I am being forced to the conclusion that the building of a Government bungalow is necessary because the Collector should be in a house under one ownership, where he can rely on getting his [illegible]

regularly, and have things on a more satisfactory basis. The site of the proposed bungalow at Kadri is a very pleasant one and the only objection is distance. The objection of loneliness can b got over, if the District Superintendent of Police and Forest Officers' bungalows are built there simultaneously. I disagreed with the scheme of removal to Kadri, when I returned here last May, but since then I have modified my views and I consider that the best solution is for Government to build.

REFERENCE:

Submitted to Government in continuation of Board's Ref. C.No.1431-25-4, dated 10th October 1925.

2. In the circumstances now reported by the Collector the Board adheres to the recommendation already made in its reference C.No.1431-25-1, dated 21st April 1925, that a new bungalow should be built for the Collector on the Kadri Hill.

for Secretary.

To the Secretary to Government, Revenue Department.

S.S./7-1-26.

Rev Dept

Memo. No. 685C/25-4 d. 8-4-26.

Buildings (S. Kanara) - Collector's bungalow - lease - Correspondence ending with Bd's Ref. No. 1431-25-5 d. 6-1-26.

In his letter R.C. No. 3518-25 B-3 d. 13-7-25 submitted by the Board with its Ref. No. C. 1431-25-3 d. 23-7-25 the Coll. of S. Kanara suggested that the private bungalow occupied by him might be taken on a long lease ~~on~~ subject to certain conditions, mainly on account of the divided ownership of the bungalow and the difficulty about repairs to it he now proposes in his letter submitted with the Bd's Ref. No. 1431-25-5 d. 6-1-26 that a new bungalow should be built for the Coll. on the Kadjiri hill. In view of the difficulty involved in finding funds for the construction of a new bungalow the Govt. consider that the bungalow now occupied by the Coll. may be taken on a ~~long~~ lease ~~on~~ for a term of years as originally proposed by him subject to the condition that

the necessary repairs to it will be
a matter for later Govt. A lease with
a view to consideration will obviate the
difficulties arising from divided
ownership. The Board is requested
to ask the City to arrange for the
lease and to submit its proposals
~~[illegible]~~ to Govt.

1.4.26

8 APR 1926

To the Secretary, L & R Dept.

Revenue EPARTMENT.

CURRENT No.

Received ..... 192 . *Registered* ..... 192 .

Subject.

Buildings- Government (South Kanara)- Collector's residence- Site for the construction of a bungalow on the Kadiri hill- Transfer to the Forest Department.

ENCLOSURES.
No.....
.....
Spare copies.....

Refce.No. E 1929/26-4

Station Madras *Dated the* 1st July '26 192

From W. Scott Brown Esq., I.C.S.,
Secretary,
Land Revenue and
The Board of Revenue ~~Revenue~~ Settlement, ~~etc.~~
~~Separate Revenue~~.

P.L.Moore Esq., C.I.E.,I.C.S.,
Commr.of Land Revenue.

~~Resolution~~
Reference.

Read the following paper:-

Letter from G.W.Wells Esq., M.A.,I.C.S., Collector of South Kanara, No.Ref.B-3-3518-25 dated the 13th June 1926.

Reference.-

In their memorandum No. 685 C/25-4 dated 8th April 1926, Government ordered that the question of constructing a new residence for the Collector on the Kadiri hill should be dropped and that the Bungalow in Mangalore usually occupied by the Collector should be taken on lease

The Collector reports that steps are being taken to obtain the bungalow on lease for a term of years.

2. The Chief Conservator of Forests requests that the site on the Kadiri hill proposed for the construction of the Collector's bungalow may be placed at the disposal of the Forest Department for the construction of quarters for the officers of that Department. He requests early orders in the matter as he proposes to start building very soon.

The Board has no objection to the transfer of the site to the Forest Department provided it is not the intention of Government to reserve the site for building a bungalow for the Collector at a future date.

Secretary.

To the Secretary to Government, Revenue Department.

M.D. 2-7

MKS 2-7

Revenue Department.

O.M.No. 685 C/25-5 dated 12-8-26

Buildings - Government (South Kanara) - Collector's residence - Site for the construction of a bungalow on the Kadiri hill - Transfer to the Forest Department. — Bd's Rep. No. E, 1929/26-4, d 1.7.1926

The Board is requested to report at a very early date whether the lease of the bungalow now occupied by the Collector of South Kanara for a term of years has been ~~definitely~~ satisfactorily arranged and when the Government may expect its proposals on this subject called for in Memo.No.685 C/25-4, dated 8-4-26.

V.P. 11.8.26.

the Board of Revenue, L.R. & S.

14 AUG 1926

Revenue DEPARTMENT.

CURRENT No. 3162

Received ..... 192 . Registered 8 9 192 6 .

Subject.

Buildings-Government (South Kanara)- Mangalore- Collector's residence-Lease- Proposals-Stage reported.

ENCLOSURES.
No.
Spare copies

Refce.. No. E 1929-26-6

Station Madras *Dated the* 7th Septr.,'26. 192

From W.Scott Brown Esq.,I.C.S.,
Secretary,

The Board of Revenue Land Revenue and ~~Revenue Settlement~~, etc. ~~Separate Revenue.~~

P.L.Moore Esq.,C.I.E.,I.C.S.,
Commr.of Land Revenue.

Resolution
Reference.

Read the following papers:-

Memorandum from Government, Revenue Department, No. 685 C/25-5 dated the 12th August 1926.

p45 supra

II

Letter from G.W.Wells Esq.,M.A.,I.C.S., Collector of South Kanara, No.Rei./B3-3518-25 dated the 28th August 1926.

Reference.-

Reference.- Government memorandum No. 685 C/25-5 dated 12-8-26.

p45 supra

The Collector of South Kanara reports that the bungalow and premises occupied by him at present are the joint property of Mr.John J.Fernandes, Mrs. Brito and Mrs. Juliana Fernandes, that Mrs.Juliana Fernandes is entitled to only 1/4th rent and that Mr.John J.Fernandes is negotiating to purchase the share belonging to Mrs.Brito. The price has been settled but the transaction has not been completed because Mrs.Brito is at present absent from Mangalore. The Collector is in the meantime negotiating with Mr.John J.Fernandes for the lease of the bungalow. It is reported that Mr.Fernandes has no objection to lease the bungalow but wishes to have particulars regarding the initial and annual repairs required for the bungalow before giving his consent.

The Collector asked the Executive Engineer to furnish him with the necessary particulars. The Executive Engineer has inspected the bungalow and prepared notes and the Supervisor has been asked to take measurements with a view to preparing estimates for the annual and initial repairs.

The Collector proposes to interview Mr.Fernandes on receipt of the Supervisor's estimate and submit his final report in the matter. It is expected that Mr.Fernandes will wish to do the initial repairs himself.

7/9

Secretary.

To the Secretary to Government, Revenue Department.

M.D 7-9

7/9/26

Rev Deptt.

D.O. No. 685-C/25-6 d. 19-10-26

Dear Mr. Shelswell,

Buildings-(S. Kanara) - ~~Bungalow~~ Coll's bungalow - Transfer of the site on Kadiri hill to the Forest Deptt - Your D.O. d. 13-10-26.

The Bd of Rev was instructed in April last to arrange for the lease of the bungalow now occupied by the Coll of S. Kanara for a term of years so that the proposal to build a new bungalow for him on the Kadiri hill may be dropped until the lease of the present bungalow has been satisfactorily arranged. ~~the site on the Kadiri hill selected for the Coll's bungalow cannot be transferred to the Forest Dept.~~

The Bd reported on 7-9-26 that arrangements were being made for the lease of the bungalow. The Board is hence requested to expedite its final rep ~~on the subject~~.

CM
19/10/26

~~It is not possible to transfer the site on the Kadiri hill to the forest department~~ A on p 22 of

DEPARTMENT
21-10-26

To S. Shelswell Esqr I.F.S.
P.A. to the C.C. of Forests
Chepauk, Madras.

CN
18-10-26

18/10/26

Memo. No. 685 C/25-7 d. 19-10-26.

Buildings - Govt - (S. Kanara) - Collr's residence - Site for the Construction of a bungalow on the Kadiri Hill - & transfer to the Forest Deptt - Memos. Nos. 685 C/25-4 d. 8-4-26 & 685 C/25-5 d. 12-8-26 & Bd's Refce. No. E 1929-26-6 7-9-26.

The Bd of Rev is requested to expedite its final reply to the memos quoted above, as the Forest Deptt is pressing for the transfer to it of the site on the Kadiri Hill proposed for the construction of the Collr's bungalow.

19/10.

18-10-26

Dt: 20 OCT 1926

To the Bd of Rev, LR&S.

Revenue **DEPARTMENT.**

C.F. 91

CURRENT No. 3430

Received 6-NOV-26 192 . Registered 9.11. 1926.

Subject.

Buildings Government (South Kanara)- Mangalore- Collector's residence- Lease

ENCLOSURES

Reference No. E 1929/26-8

Station Madras, *Dated the* 6th November '26 192

From W. Scott Brown Esq., I.C.S.,
Secretary,
Land Revenue. and
The Board of Revenue, Revenue Settlement, etc.
Separate Revenue.

P.L.Moore Esq., C.I.E., I.C.S.,
Commr.of Land Revenue.

Resolution-
Reference.

Read the following paper:-

Letter from G.W.Wells Esq., M.A., I.C.S., Collector of South Kanara, Ref.No. 3518-B2-25 dated the 29th October '26.-

Buildings-Government (South Kanara)- Collector's residence- Site for the construction of a bungalow on the Kadri Hill- Transfer to the Forest Department.

Board's reference No.E 1929/26-7 dated 25th October '26.

The estimates for the initial and annual repairs to be executed to the bungalow now occupied by the Collector have been received. The initial repairs are estimated to

cost Rs. 7250 and the annual repairs Rs.250. Mr.John J. Fernandes wishes to execute the initial repairs at his cost before the lease is executed but the Executive Engineer prefers to give the work on contract to Mr.Fernandes, I presume, so that it may be done under the Executive Engineer's supervision.

2. The question of the obtaining of the term lease for the bungalow is still under correspondence with the owners, who have not yet come to any definite understanding amongst themselves. Mr.John J.Fernandes who is the present lessor wants some more time to come to an amicable Settlement with Mr.S.S. Brito, who is entitled to one fourth of the property. In the meanwhile I am arranging to get a lease deed drafted by the Local Government Pleader which will have to be approved by the lessor. At this stage it cannot be said with certainty when the lease of the bungalow can be satisfactorily arranged with Mr.Fernandes

Reference.-

Submitted to Government with reference to their memoranda Nos 685 C/25-5 Revenue dated 12-8-26 and 685 C/25-7, dated 19th October 1926.

N Koilpillai
6.11.26.
for Secretary.

To the Secretary to Government, Revenue Department.

M.D. 6-11

Revenue **DEPARTMENT.**

CURRENT No. 4105C

Received 23 NOV 1926 192 . . *Registered* 23/11/26 192 .

Subject.

Buildings Government (South Kanara)- Collector's bungalow- Mangalore- Term lease.

ENCLOSURES
No.
copies

Reference..No. E 1929/26-9

Station Madras *Dated the* 19th November '26 ~~192~~

From W. Scott Brown Esq., I.C.S.,
Secretary,
Land Revenue. ~~and~~
The Board of Revenue, ~~Revenue~~ Settlement, etc.
~~Separate Revenue.~~

~~Resolution~~
Reference.

H.A.B. Vernon Esq., I.C.S.,
Commr. of Land Revenue.

Read the following papers:-

I

Memorandum from Government, Revenue Department, No. 685 C/25-7 dated the 19th October 1926.

II

Letter from G.W.Wells Esq., M.A., I.C.S., Collector of South Kanara, R.Dis.No. 3518/26 dated the 11th November 1926.

Buildings- South Kanara- Mangalore- Collector's bungalow- term lease- arrangements dropped.

Board's reference No. E 1929/26-7 dated 25th October 1926 and this office letter Ref.No. 3518-B3-25 dated 29th October 1926.

Mr.J.J. Fernandes, the present managing landlord of the Collector's bungalow and its compound says that his attempts at an amicable settlement with Mrs. S.S.Brito who is entitled to one fourth share in the property have been unsuccessful and that he cannot therefore do anything in the matter of arranging for a term lease. In the circumstances it is not possible to obtain a satisfactory term lease.

2. The proposal to construct a new bungalow on the Kadri hill for the Collector which was not accepted by the Government in view of the financial stringency pointed out in the Government Memo. No. 685 C/25 dated 8th April 1926 communicated with Board's reference No.E 1926/26-1, dated 22nd April 1926 may be taken up when funds become available. The site selected for the Collector's bungalow on the Kadri hill may therefore be reserved for the purpose. The site originally selected for the residences of the District Forest officers on Kadri hill will therefore have to be utilised for them.

Reference.-

Submitted to Government.

2. In the circumstances reported by the Collector the only alternative is to build a new bungalow for the Collector on the Kadiri hill when funds are available. The Forest Department may be informed that the site proposed for the construction of the Collector's bungalow cannot be transferred to that Department.

W Scott Brown 22/11
Secretary.

To the Secretary to Government.

M.D.22-11 Revenue Department.

22/11

POLICE DEPARTMENT.

Received 4 - JAN 1927 192 . Registered 192

Subject.

Bungalow for the District Superintendent of Police - Mangalore - South Kanara District - Construction.

To Asst Secy

The main file on the subject was sent up to Devt. Jnt (Police) + P.W.D on 13-12-26. Its return may be awaited.

8-1-27 8/1/27.

ENCLOSURES.

No.

Spare copies

No.

Station Madras. Dated the December 192 6.

From (Name) F.A. Hamilton, Esquire,

(Designation) Offg. Inspector-General of Police.

To The Secretary to the Government of Madras

Revenue Department.

Sir,

I have the honour to state that the Chief Conservator of Forests, who was asked to state the stage at which the construction of quarters for the District Forest Officer, South Kanara, at Mangalore, is at present, reports that the matter is pending with Government, in the Revenue Department.

I would therefore request that Government will be pleased to let me know the stage at which the matter stands at present, as this information is required in connection with a proposal to build a residence for the District

Superintendent

Superintendent of Police there.

I have the honour to be,

Sir,

Your most obedient servant,

E. J. Rodaulson

for Inspr.-Genl. of Police.

S.G.M./23-12.

VB

301

Rev. sepll.

G.M. no. 685. c/25-8, d. 18-1.27.

Buildings — Govt — (S. Kanara) — Collr's Bungalow — Mangalore — Kadiri Hill — construction — Board's Repe. nos. 1431-25. d. 21.4.1925 and E. 1919/26-9 d. 19.11.26.

The Govt agree with the Board of Revenue that a new bungalow should be built on the Kadiri Hill for the Collr of S. Kanara on the site selected for that purpose. The Board is requested to submit the ~~necessary~~ plans and estimates for the new building. As the Chief Conservator of forests and the Inspector-General of Police ~~are also~~ desire to ~~have~~ ~~provision of~~ building residence for their officers in S. Kanara on the same hill, the plans and estimates may be prepared in consultation with them, as

A on p. 13 cf

in its reference no. C-1423-25-1 p.6 of

of 21. 4. 1925.

DE[illegible]ED
19 JAN 1927

17.1.27

17.1.27.

To the Board of Rev (L R and S)

copy to (Pro and L Deptt.

do. to Judl (Police) } with copy of the Bd's ref.

do to Secy } in the S3-S7 of

not recd for copying although asked for

Enclosure

DE[illegible]ED
20 JAN 1927

(1) 925 C

C F. 31

Revenue **DEPARTMENT.**

CURRENT No. 2004-C

Received 192 *Registered* 7.5 192

Subject.

Buildings, Government (South Kanara)- Mangalore-

Collector's residence- Construction.

OSURES

Reference.. No. E 1929/26-12

Station M a d r a s, *Dated the* 5th May '27. ~~192~~

From W. Scott Brown Esq., I.C.S.,
S e c r e t a r y,

~~The~~ Board of Revenue, ~~Revenue Settlement, etc.~~ Land Revenue. and ~~Separate Revenue.~~

~~Resolution~~ Reference.

N.Macmichael Esq., C.S.I., I.C.S.,
Commr.of Land Revenue and Sett.

P.L.Moore Esq., C.I.E., I.C.S.,
Commr. of Excise.

H.A.B.Vernon Esq., I.C.S.,
Commr.of Land Revenue.

Read the following:-

I

Pages 57-58 Supra

Memorandum from Government, Revenue Department, No. 685 C/25-8 dated the 18th January 1927.

II

Letter from E.M.Gawne Esq., I.C.S., Collector of South

Buildings-Government (South Kanara)- Mangalore- Collector's residence- Construction on the Kadri hill- Board's Reference E 1929-26-11 dated 29th March 1927.

The plans and estimates for the construction of the new bungalow have been called for from the Executive Engineer, West Coast division, Calicut. He says that the site plan received from the Sub Divisional officer, North, has been returned to him for completion to show the relative position of the sites for the construction of quarters for the District Forest officers and the District Superintendent of Police also and that it will be sent to me as soon as it is received back by him, duly completed.

2. From this I presume that the Executive Engineer has not yet commenced the making of the actual plans of the bungalow.

3. It is a matter of common knowledge that the Forest Department are building the bungalows for the two District Forest officers departmentally at a cost of some Rs.10,000 each less than the P.W.D. estimate. Such a reduction of cost (by about 1/3rd) influences the rent payable very largely and new Collector's bungalow (e.g. Coimbatore) are apt to be very unpopular on account of their very high rent. There is no Executive Engineer in this district and even the Sub Divisional officer, Mangalore, has removed himself to Tellicherry in the Malabar district. In the circumstances I venture to suggest that the Collector's bungalow at Mangalore might be built by the same cheap agency which is enjoyed by the District Forest officers.

Reference.-

Submitted to Government.

2. The Board invites the special attention of Government to para 3 of the Collector's letter read above. The Collector suggests that the new bungalow which it is proposed to construct for him on the Kadiri hill. may be built by the same Agency as builds

considers that it would be inappropriate and undesirable for the Forest Department to build a bungalow for the Collector. The Board is however strongly of opinion that this would be a suitable opportunity for employing a private firm of architects to design and supervise the building of the new bungalow.

B

The Board understands that residential buildings for the Imperial Bank at certain places which were designed by private firms and constructed under their supervision are very satisfactory in point of style, comfort and price.

It is obvious that the type of bungalow built by the P.W.D. is not only expensive and therefore subject to an unduly high rent, but that it has neither the appearance nor the accommodation which an officer of the standing and social responsibility of a Collector is entitled to expect. The bungalows recently constructed for the Collectors at Coimbatore and Trichinopoly are cases in point.

W Scott Bm
5/5/27.
Secretary.

To the Secretary to Government,
Revenue Department.

M.D. 5/5
5/5

P. W. & L. Dept.

Encl. No. 7987C/27, dated 20.5.27.

Buildings, Govt: (South Kanara)

Mangalore Collector's residence

Construction.

Board's reference. No. L 1929/26-

12. dated the 5-5-27

Referred to the Chief Engineer (R & B) for consideration and report, with reference to the suggestion made by the Collector & the Bd of Revenue that the construction of ~~the new Collector's~~ bungalow for the Collector at Mangalore may be entrusted to Messrs P.W.D. agency.

18/5/27

18/5/27

18/5

25/5 with encls

MAYOR

CR 25/5

The Chief Engineer (R & B) with copy of the Board's reference.

Reminder to issue after one month

M 10/5

I Reminder issued on 24/6

20-6-27

24/6

MEMORANDUM OF THE Chief Engineer, P.W.D.

Post Box No. 410 *Telegraphic Address* Cegbar

Name W.G. Molesworth, Esq.

No. 1948 Wks, *dated* 8th July 1927.
27-2

Short title

SECRETARY TO GOVERNMENT
10235-C
11 JUL 1927
PUBLIC WORKS DEPT.

READ—the following :—

From the Superintending Engineer, Coimbatore Circle, No.802 W., dated 3rd/6th July 1927:-

Subject.- Construction of Collector's residence , Mangalore.

Ref: Your Memo. No.1948/27-1 dated 4th June 1927.

I forward you herewith a copy of letter No.1007-B 3-27 dated 17th June 1927 from the Collector of South Kanara. It seems extraordinary he did not bring this fact to notice on 4th April 1927 when he addressed the Board of Revenue. The Executive Engineer is going into the points raised by the Collector in para 3 of his letter referred to above, to see how other agents are able to carry out works at 1/3rd the cost of the P.W.D. This will take a little time. I will address you in detail a little later on and in the meantime I am asking the Executive Engineer, West Coast Division to hurry up his report called for.

Copy submitted to Government for information with reference to their Endorsement No.7987 c/27-1 dated 20th May 1927.

2. On receipt of further communication from the Superintending Engineer, a detailed report on the subject will be submitted.

9/7/27

for Chief Engineer, P.W.D.

AL
9-7

To

The Secretary to Government,

Public Works and Labour Department.

Copy of letter No.1007-B 3-27 dated 17th June 1927 from E.M. Gawne, Esq., I.C.S., Collector of South Kanara, to the Executive Engineer, West Coast Division, Calicut:-

Buildings - Government quarters for the Collector and the District Superintendent of Police - Construction on the Kadri Hill - Your No.1609 M., dated 8th June 1927.

--

I am going to address the Government officially to abandon the construction of the Collector's bungalow on the Kadri Hill and in the circumstances the District Superintendent of Police states that he will be unwilling to go and live there by himself. I can quite believe it; it will be very lonely. My opinion is that both officers ought to be within easy reach of the Mangalore Town and not move to the Kadri Hill which is about 3 miles away. You need not, therefore, keep the file open any longer. I shall inform you in due course of the final orders of the Government in the matter. Personally I think that it will make for inefficiency both by the Collector and the District Superintendent of Police, if they remove themselves away to this hill. Mr. P.L. Moore, when he visited Mangalore, was also of opinion that the present bungalow is far the better site for the Collector's residence.

C.F. 31

REVENUE **DEPARTMENT.**

CURRENT No. 2783C

Received ..... 192 . Registered 12-7-27 192 .

Subject.

BUILDINGS - Government - (South Kanara) - Mangalore Collector's residence - Lease of rented bungalow.

~~P.W. & H. Dept. No. in continuation of Reo No No 1595 dt. 16.5.27.~~

ENCLOSURES

No. .....

Spare copies .....

REFERENCE No. E.1929/26-13.

Station Madras. , *Dated the* 9th July 192 7.

From W. Scott Brown Esq., I.C.S.,
Secretary,

~~The~~ Board of Revenue, ~~Revenue~~ Land Revenue & Settlement, ~~etc.~~ ~~Separate Revenue.~~

~~Resolution~~ Reference.

H.G. Stokes Esq., C.I.E., I.C.S.,
Commissioner of Land Revenue.

Read the following:-

Letter from E.M. Gawne Esq., I.C.S., Collector of South Kanara, No. Ref. 1007-B3-27, dated 20th June 1927:-

Buildings - Government - (South Kanara) - Mangalore - Collector's residence - Construction on Kadiri hill.

Board's Reference E.1929/26-10, dated 22-1-1927

I am addressing the Board once more in the matter of the Collector's residence with a view to getting cancelled Government Memorandum No. 685-C/25-8, dated 18th January 1927 which orders the submission of plans and estimates for a new

2. I think that it would be best to make a brief survey of the previous history of this case. The ball was set rolling by a D.O. letter in 1924 (No. 88 dated 19-3-1924) when the Secretary to the Board wrote to the Collector, Mr. Souter, and said that he understood that he had ceased to occupy the Collector's bungalow as it was neglected and dilapidated and suggested that this would be a good opportunity to buy the bungalow cheaply. Mr. Souter replied in May 1924 pointing out that although the bungalow might be set down as worth Rs.26,000 the 17½ acres of compound were worth half a lakh and it would cost another Rs.25,000 to put the bungalow into a habitable condition. He stated his opinion that he thought it would be far better to build a new bungalow on a fresh site. Mr. Couchman was then Commissioner of the Board of Revenue and he knew the bungalow very well. The reply of the Board dated 24th June 1924 was that the Board considered no other site comparable to the present one and that the Collector should select 4 or 5 acres of the present compound to include the bungalow, stables and outhouses and ask the owner to state a price.

3. Mr. Souter replied in July pointing out that owing to the bungalow being on the top of a hill there were great difficulties in limiting the actual compound to 4 or 5 acres as the slopes must be taken up too. However he had asked the landlord to name a price. It was also suggested that part of the compound might be used for residences for the two District Forest Officers and even the District Superintendent of Police. Several months then passed while an estimate of the value of the bungalow was made and Mr. Souter next addressed the Board in March 1925. In this letter he definitely condemned the present bungalow. He said that it was thoroughly unsound and nothing substantial had been done for several years and the roof was unsafe almost throughout and most of the woodwork was in a very bad condition. He added that when he came to Mangalore in January 1924 he refused to live in the bungalow and since then other

who had come to the District had refused to live there either.

I am not aware why Mr. Souter refused to live in the bungalow nor have I been able to find out what other officers followed his example. All Collectors before his time lived in it and when he left the District Mr. Wells came back here. As a matter of course I followed Mr. Wells. Personally I think that in charm of situation and other conveniences the bungalow will stand comparison with any other Collector's residence. The low rent, Rs.150/- must not be forgotten.

4. Mr. Souter also reported that the cost of acquisition will not be less than:

Buildings	16,000
Land	34,000
Trees	1,225
Total	51,225

Further expenses would be:

New kitchen & latrine	4,000
Making the bungalow habitable	23,800

Thus the total cost would be 80,000 rupees, or it might reach even a lakh. He therefore thought that it would be far more economical and satisfactory for all concerned to build a new bungalow.

5. Mr. Souter then advised building a new bungalow on the top of the Kadiri hill. This site is free, as it is a Government waste; building there would be cheaper, as little foundations would be wanted on the rocky land and stone could be quarried practically in the compound. Also all the officials of the district would be able to live close to one another. The only objections to this site would be distance from Mangalore and lack of shade. The first did not matter as everybody used motor cars now-a-days and lack of shade would merely be a matter of time. He added that there also seemed to be little doubt that an excellent water supply could be secured. He overlooked the fact that although the bungalow foundations

could be built on solid rock, it is not so easy to grow shade on the same rock. As for water supply, I am told that water for the present residences of the District Forest Officers has been struck by a boring pipe at 93 feet. There is no information whether there will ever be excellent water supply.

6. The next reference about the bungalow was made by Mr. Wells who was asked to report on it in order to answer a Legislative Council question - please see Memorandum from Government, Revenue Department No.3704-C/25-1 dated 8-7-1925. Mr. Wells in his reply, Ref. 3518/25/B3, dated 13-7-1925, gave a history of the bungalow and pointed out that it was true that the bungalow had deteriorated a good deal during the 17 months when Mr. Souter did not live in it and it was untenanted. He added that he had taken up residence in the bungalow on condition that the landlord put it into habitable condition. I am not sure what precise repairs were done but I can see that the floors of the dining room and the drawing room and the main bed room and verandah outside were newly tiled. A new ceiling of bamboo matting was placed in the dining room and several new glazed doors were put in, evidently to replace the old ones. Several minor repairs were also done. Mr. Wells argued that the bungalow was far pleasanter than any residence at Kadiri hill could be quite apart from the fact that the rent of an official bungalow would probably be greater. His proposal was that the Government should consider the question of a long lease of this bungalow after the owners had executed initial repairs to the satisfaction of the Public Works Department and that during the lease the Government should do the annual repairs.

7. In December 1925 Mr. Wells again addressed the Board and said that there was some difficulty about the lease owing to the bungalow belonging to three owners who would not agree. He was of opinion that the Collector should live in a bungalow under one ownership where he could rely on his getting the repairs done regularly. On this ground he had

changed his opinion and considered that it would be best for the Government to build a residence for the Collector on Kadiri hill.

The Board replied to this last suggestion in its reference No.E.1929/26-1 dated 22nd April 1926. The Board was of opinion that in view of the difficulty in finding funds for the construction of the new bungalow, the present bungalow should be taken on a lease for a term of years subject to the condition that the necessary repairs should be executed by the Government. The rest of the year was spent in correspondence with the Public Works Department as an estimate of the initial repairs was required by the landlord before he could discuss the lease. At the end of October Mr. Wells reported that the initial repairs were estimated to cost Rs.7,250 (a very different figure to Mr. Souter's Rs.26,000) and the annual repairs Rs.250/- but that the several owners of the bungalow had not yet come to a final understanding about the property. In November he reported further that the managing owner Mr. Fernandes had not been able to make an amicable settlement with his relation and that a term lease was not practicable. In the circumstances he recommended that a bungalow might be built when funds became available.

p 51-52 cf.

52-53 cf.

6. It will be observed that throughout this correspondence neither Mr. Souter nor Mr. Wells obtained any estimate as to the probable cost of a new Collector's bungalow or the rent that he would have to pay. Presumably a Collector's residence would be built on the design adopted for the Collector's residence at Coimbatore. The Board is well aware of the difficulties encountered in persuading the Collector to leave his bungalow in Coimbatore and move to his new official residence at a greatly enhanced rent. I believe he has not moved as yet. Similarly if a bungalow is built upon Kadiri hill and the Collector is told to leave a comfortable and delightful residence on a rent of Rs.150/- a month and live in a new bungalow with no spot of shade or vegetation of any

kind on a full 10 percent rental he may well be expected to protest. P.W. bungalows are notable for a multiplicity of bath rooms and a paucity of verandahs; but it is verandah that makes a bungalow, not bathrooms. The present bungalow has been occupied by generations of Collectors and although the roof may not be very good, it is I think incorrect to say that it is unsafe. The landlord admits that the bungalow wants re-roofing and he is prepared to do it; but nobody seems to have given him any credit for continuing to lease out on a monthly rental of Rs.150/- a property which at the most conservative estimate must be worth Rs.60,000. He cannot reckon more than 10 months rent at 150/- as income, at best, and thus gets a bare 2½%. If the Government bought the bungalow the rent would probably go up to Rs.250/-.

9. The term lease has been impeded by two difficulties. One is the question of divided ownership and the other is the question of repairs being done by a Government agency. So far as divided ownership is concerned Mr. Fernandes has now definitely bought out Mrs. Brito's share and thus owns ¾ of the share in the bungalow. The remaining share belongs to his daughter, who is a complete invalid and lives in his house. As for repairs being done by Government agency Mr. Fernandes states very reasonably that he has workmen who can carry out the repairs and that he is therefore in a position to do repairs far more cheaply than the Public Works Department. I will not labour this point; but it is a matter of common knowledge in Mangalore that the Forest Department has built both the new bungalows for the District Forest officers through a contractor at approximately the rate which the P.W.D. proposed to charge for one.

10. Througnout the correspondence the Board will find that the landlord, Rao Sahib J.J. Fernandes, has always been extremely reasonable even in corresponding with Mr. Souter who would not live in the bungalow. He has now built a new modern kitchen for me and he is quite willing to put on a

A

new roof as soon as he knows that the Government have dropped the idea of ejecting the Collector from his bungalow. Like the Raja of Ettayapuram at Tinnevelly, he likes to have the Collector as tenant, but does not wish to be harassed by subordinates of other departments. I entirely sympathise with him. Like most other human beings, landlords 'do as they are done by'.

11. If the Board is surprised that my views are so diametrically opposed to the views of my predecessors, I can only ask that in view of the considerable sum of money involved one of the Commissioners will be pleased to visit Mangalore and accept my poor hospitality. The Commissioner can then form his own views as to the amenities of this bungalow and I will show him the Kadiri hill and the new bungalows being built there on a type design for the District Forest Officers. These bungalows are generally agreed by everybody in Mangalore to be incommodious and unattractive.

REFERENCE.

Submitted to Government.

7-58 above

2. In their Memo. No. 685-C/25-8, dated 18th January 1927, Government agreed that in view of the impossibility of securing a lease of the bungalow hitherto occupied by the Collector of South Kanara, a new bungalow should be built for him on the Kadiri hill. The situation is now entirely altered and the Collector explains that the difficulties hitherto caused by divided ownership have disappeared and that a lease for a term of years can easily be arranged.

Mr. Gawne points out that the bungalow is not in such bad condition as Mr. Souter believed it to be and that the landlord is willing to put it in order, re-roof it and give Government a long term lease. Mr. Couchman who knew the place well was of opinion that in Mangalore there is no other site comparable to that on which the bungalow stands and on this point no better opinion can be cited than Mr. Couchman's.

The bungalow has also the advantage of being closer to Mangalore than the Kadiri hill where the District Forest Officer and the District Superintendent of Police are to reside. In the circumstances the Board now recommends that Government should take a lease of the bungalow at present occupied by the Collector instead of building one for him on the Kadiri hill.

3. It is on general grounds undesirable to sink large sums of money on official residences if it can be avoided, mainly because it is probable that within the next 10 or 15 years the majority of Collectors will be Indians who will not like the type of residence at present provided and will even more strongly object to the high rentals which are inevitable wherever the P.W.D. builds. The Board understands that Government have in contemplation the evolution of a much cheaper type of official residence than that now prescribed. The evolution, however, will take probably a long time. If Government take the existing bungalow on lease for a term, say of 5 or 7 years, with an option to renew it for a further term or terms, they will, if they find the arrangement unsatisfactory during the initial term of the lease, be in a position to terminate it and will be in no worse position than at present. They will have had time to evolve a more economical type of house suitable to the kind of tenants that may be expected to occupy it and what is more important the ~~xxxxxx~~ interval will enable them to judge whether it is possible to get over the disadvantages of the site on the Kadiri hill which appears to be the only other suitable one. Attention is invited in this connection to the remarks of the Collector regarding this site. It appears to have two great disadvantages-namely want of shade and want of water. If the Collector has not been misinformed, it would be very bad economy to build a palace on the top of a bare hill and then find that a well 90 or 100 feet deep has to be dug, the cost of which will presumably go to swell the rent payable

4. As regards repairs to the house taken on lease the Board is of opinion that these may be left to the landlord ordinarily but in view of past difficulties, he would perhaps agree to a

stipulation that if, in any year, after suitable notice, he failed to carry them out satisfactorily Government should be entitled to do them and to deduct the cost from the lease amount: (if necessary a maximum of 4 or 6 months' rent in any one year might be adopted). It would also be essential that, before any lease is taken, the Collector should be satisfied by actual proof that Mr. Fernandez has bought out the other sharers except his daughter and that his daughter is a consenting party and is capable of giving a valid lease.

5. Should the suggestion for taking the existing bungalow on lease commend itself to Government, the Board requests that, in modification of their Memo. No. 685-C/25-8 Revenue dated 18-1-1927 the Collector may be authorised to enter into negotiations with Mr. Fernandez for a lease on these lines or on such other conditions as Government may fix.

W Scott Bon 9/7
Secretary.

To the Secretary to Government, Revenue Department.

V.C/9.7.1927

9.7.27

Public X
~~Revenue~~ Department.

O.M.No. ~~685-C/25~~ 2092-1 dated 26.9.192

Buildings - Government - South Kanara Mangalore Collector's residence - Lease of a rented bungalow. - Board's Refce. E-1929-26-13 dated 9-7-1927.

In view of the impossibility of securi for a term of years a lease of the private bungalow at present occupied by the Collector of South Kana the Government directed in O.M.No.685-C/25-8 dated 18-1-192~~7~~6 the construction of a new bungalow for the Collector on the Kadiri Hill. The Collector of South Kanara has now reported that the difficulties caused by the divided ownership of the present bungalow, which rendered the lease of it impossib have disappeared and that it is now possible to secure a satisfactory lease of it. The Board of Revenue has recommended

(1) that in view of the altered circumstance and considering the advantages of the site on which the present bungalow stands the Government should take that bungalow on lease if the Collector is sat fied by actual proof that Mr. Fernandez has bought out the interest of the other co-sharers in the bungalow except that of his daughter, that his daughter consents to the proposed lease and that she is capable of giving a valid lease, and

(2) that repairs to the bungalow

the landlord subject to a stipulation that if in any year after suitable notice he failed to carry them out satisfactorily, the Government should be entitled to do them and to deduct the cost of such repairs from the rent.

2. The Government accept the Board's recommendation and authorise the Collector of South Kanara to enter into negotiations with Mr. Fernandez for the lease of the bungalow for a term of years. The Board of Revenue is requested to report for the approval of the Govt. the terms of the lease ~~as~~ which may be finally agreed upon.

3. The proposal to build a new bungalow for the Collector on the Kadiri Hill shall ~~will~~ not be proceeded with pending the settlement of the lease of the present bungalow proposed above.

Copy
#9
14

To the Board of Revenue, L.R. & S.
Copy to the P.W.D. Secy.

26/9

C F. 31

DEPARTMENT.

CHIEF SECRETARY 7 - DEC. 1927 GOVT. OF MADRAS

CURRENT No.

Received ..... 192 . *Registered* 192

Pub(x)2808.

Subject.

BUILDINGS GOVERNMENT (South Kanara) - Mangalore

Collector's Bungalow - Lease.

ENCLOSURES

No.

Spare copies

Endorsement No. E.7109/27

Station Madras, *Dated the* 5th December, 192 7

From B.G.Holdsworth Esquire, I.C.S.,
Secretary.

Land Revenue and
The Board of Revenue, Revenue Settlement, etc.
Separate Revenue.

H.A.B.Vernon Esquire, I.C.S.,
Commissioner of Land Revenue.

Resolution
Reference.

Read the following.-

Letter from E.M.Gawne Esq., I.C.S., Collector of South Kanara D.Dis.No.8451/27 dated 26th November 1927.

ENDORSEMENT:

Submitted to Government with reference to their memo No.2092/1 Public dated 26-9-1927.

(4677-78 Pub)

2. The Board accepts the views and proposals of the Collector.

N Krishnan
6.12.27.
for Secretary.

To the Chief Secretary to Government, Public Department.
Collector of South Kanara.

Letter from E.M.Gawne Esq., I.C.S., Collector of South Kanara D.Dis.No.8451-27 dated 26th November 1927.

Buildings Government (Sout Kanara) Mangalore Collector's Bungalow - Proposal of lease - Report submitted.

Board's Proceedings Mis.No.2838 dated 1st October 1927.

In my letter Ref.1007-B3-27 dated 20th June 1927 referred to in the above B.P., I no doubt wrote to say that the difficulties caused by the divided ownership of the Collector's bungalow which rendered its lease impossible had disappeared and that Mr. Fernandes had bought out Mrs.Brito's share. This I said on information given to me by Mr.Fernandes, but the negotiations failed at the last moment owing to interference by Mrs.Brito's son. The difficulties in getting a lease still exist.

2. The whole property was known as Sheffield Grant property and comprises the small bungalow and the big bungalow which is the Collector's bungalow. The property belonged to the late Mrs.M.M.Coelho, who conveyed 1/3rd portion of the property comprising the small bungalow to her eldest daughter Mrs.S.S. Coelho alias Jecob Brito and 2/3rd portion comprising the big bungalow to her other daughter, the first wife of Mr.J.J.Fernandes, by means of two deeds of settlement. Mr.Fernandes's wife predeceased Mrs.M.M.Coelho and the latter went back on her deeds of settlement by her will by which she appointed her eldest daughter the said Mrs.S.S.Coelho alias Jecob Brito as executrix to fully represent her estate. The will directed that Mr. Fernandes's daughter by his deceased wife is entitled to one moiety of the 2/3rd portion referred to above. Mr.Fernandes disputed this testamentary disposition in the civil courts.

3. The present position is that the whole property in question may be take 3 shares - 2 shares comprise the little bungalow and 1/3rd of the whole compound of about 39 acres. The little bungalow has gone to Mrs.T.Saldanha by a settlement deed from her mother Mrs.S.S.Brito who is living in Bangalore-and

Mrs.Saldanha

Mrs.Saldanha has sold the little bungalow and its immediate 4 acres of garden and outhouses for Rs.32,500 to Mr.Nowrojee who has occupied the bungalow for many years. Of the remaining 4 shares which comprise the Collector's bungalow, 2 shares are due to Mr.Fernandes from his deceased wife. The High Court decided that Mrs.Coelho could only make a testamentary disposition of a moiety of the 2/3rd of the original settlement. One-quarter of the Collector's bungalow goes to the daughter of ~~the~~ Mr.Fernandes; but she can only claim that rent should be paid to her. It is doubtful whether she need be a party to the lease. The remaining quarter share is held by Mrs.S.S.Brito by life interest and thereafter goes to her sole surviving son, James Brito.

4. Mr.Fernandes has now filed a suit against Mrs.Brito The first problem with regard to the suit is to divide up the small bungalow property (original 1/3rd portion) and the Collector's bungalow (original 2/3rd portion). There is also the additional prayer in the suit that with respect to the Collector's bungalow it would be convenient to allot a reasonable portion of the compound as appurtenances thereto and to sell the same in auction between the parties and to allot it to the highest bidder. Mr.Fernandes has no claim of any sort to the small bungalow; but on the other hand he cannot get on with the matter of the Collector's bungalow when the exact division of the compound is still unsettled. Presumably a Court Commissioner will have to be appointed and there will be complications in order to decide how much road frontage is to be given to 1/3rd of the property belonging to the small bungalow. There is also a further complication of 2 acres on the North side which have been given on mulgeni by Mrs.Brito to vakil Mr.M.N.Prabhu. The suit which was filed in the Sub-Court on 7-9-27 had to be adjourn more than twice owing to the difficulty in getting proper service of notices on Mrs.Brito in Bangalore The Sub-

Judge

Judge tells me that owing to all sorts of difficulties in the way it may take two years to obtain a decision. Again when the time comes to sell the property, it is not known whether the sale would be only between the parties, that is to say Mr. Fernandes and Mrs.Brito or whether outsiders would come in. It is therefore impossible to obtain any valid lease till the suit is decided.

5. If the property happens to be sold by public auction it would be a question whether Government themselves might not bid for it instead of obtaining it on lease from the highest bidder. Till then, Mr.Fernandes has no objection to the Collector holding the bungalow as hitherto. I think the Collector, whoever he is, should do all he can to push on the lease. Mr.Fernandes is himself 60 years of age and I cannot say what will happen when he dies. I believe his own family consists of his daughter by his first wife who is mentally weak and twin sons by his second wife who are less than a month old, and one son by the same wife 1½ years old.

In the matter of repairs I have no complaint to make at present.

S.C./6-12-27.

MRS
6/12

Item 2: 2092-4 & 20-2

Buildings, Residences, Offices, Bungalows, Mangalore. Correspondence ending with B.O. Proceeds. Order. No. L. 7159/27, dated 5th December 1927.

The Government consider that the most satisfactory solution of the question would be to acquire the building and compound of the ~~so~~ private bungalow now occupied by the Collector, and to use part of the compound (which is 17½ acres in extent) for building residences for the District Superintendent of Police and ~~any~~ other officers for whom suitable quarters are not now provided. The Board of Revenue is requested to obtain from the Collector a (with a site-plan) scheme on the above lines, in consultation with the Executive Engineer and the

(pp 79-82 c.f.)

(S's note at pages 40-41 ante)

80 kuli as space permits

[illegible] papers concerned, and [illegible] it to Government with its remarks as early as possible.

10.2.28.

12.2.28

Dpd. by Van ~~Post~~ ~~Messenger~~

Dpr's. initials. [illegible]

Date 21/22. 2. 1928.

To

The Board of Revenue (L.R.)

R.D. [illegible]

Public(x)Department.

MEMORANDUM No. 2092-5/9.6.28

Buildings, Residential - Collector's bungalow Mangalore - Memorandum No.2092-4 Public, dated 20th February 1928.

The Board of Revenue is requested to expedite the reply to the Memorandum quoted above.

To

The Board of Revenue(L.R. & S.)

8.6.28

8.6.28

Public DEPARTMENT.

CURRENT No.

Received ..... 192 *Registered* 192

Subject.

Buildings (South Kanara) - Mangalore-Collector's bungalow - Lease.

ENCLOSURES.
No. .....
Spare copies .....

Reference No. E.1462-28-2.

Station Madras, *Dated the* 13th June 1928 192.

From
B.G.Holdsworth, Esq., I.C.S.,
Secretary,
~~The~~ Board of Revenue, Land Revenue. ~~Revenue Settlement, etc~~ ~~Separate Revenue.~~

~~Resolution~~ Reference.

The Hon'ble Mr.H.A.B.Vernon, I.C.S.,
Commissioner of Land Revenue.

**

Read the following:-

Memorandum from Government, Public Department, No.2092-5 dated 9th June 1928.

(b-8-5 ch)

**

REFERENCE:

Forwarded to the Collector of South Kanara in continuation of Board's Ref. E.1462/28-1, dated 24-2-1928. He is requested to submit without further delay the scheme for the acquisition of the Collector's bungalow at Mangalore called for in Government Memorandum No.2092-4, public, dated 20-2-1928.

(pp 83-84 ch)

N Kochelle 13-6-28.
for Secretary.

Copy to the Chief Secretary to Government, Public Department.

s.s./13-6.

13/6.

Public DEPARTMENT. C.F. 31

Pub X 1582

CURRENT No.

Received 4- JUL 1928 192 Registered 192

ASST. SECY. TO GOVT. CHIEF SECT.

Subject.

Buildings (South Kanara) Mangalore- Bungalow usually occupied by the Collector- Acquisition.

ENCLOSURES.

o.

pare copies

Refce. No. E.1462-28-3.

Station Madras., Dated the 30th June 1928. 192.

From

B.G.Holdsworth Esq.,I.C.S.,
Secretary

Land Revenue. +

~~The~~ Board of Revenue, ~~Revenue Settlement, etc.~~
~~Separate Revenue.~~

The Hon. Mr. H.A.B. Vernon, I.C.S., Commr. of Land Revenue.

~~Resolution~~
Reference.

Read the following paper:-

Letter from C.G.Herbert Esq., I.C.S., Collector of South Kanara Ref. B.3-2229-28 dated the 18th June 1928.

(No 83-84 ab

Reference.

The proposal made by Government in their Memo. No.2092-public dated 20th Feb.1928 for the acquisition of the bungalow usually occupied by the Collector at Mangalore depends on the suitability of the plots, I.E., I.F., and I.G. as sited for the two bungalows suggested for the District Medical Officer and the District Superintendent of Police. These officers have not yet been consulted and it is not possible to form any opinion in the matter

matter unless and until it is known definitely whether they accept the sites as suitable. The Collector is requested to consult these officers at once without waiting for the Executive Engineer's valuation of the building referred to in para 4 of his letter read above and report the result to the Board at an early date.

2. In their Memorandum No.2092-4 Public dated 20th February 1928 Government called for a scheme for the acquisition of the bungalow usually occupied by the Collector at Mangalore. With reference to this memorandum, the Collector requested the Executive Engineer, Calicut division to furnish a valuation of the bungalow and its outhouses and to report the cost of executing the repairs that might be necessary. The Collector now reports that he has not yet received the valuation statement from the Executive Engineer. As it is nearly 4 months since the reference has been pending with him and as Government, have, in the Memorandum ordered that the submission of the reply to their Memorandum dated 20th Feb. 1928 should be expedited, the Chief Engineer is requested to instruct the Executive Engineer to send the valuation statement to the Collector without further delay.

N Koizpilli
3-7-28
for Secretary.

To the Collector of South Kanara.

" Chief Engineer, Buildings and Roads- para 2 only.

Copy to the Chief Secretary to Government, Public Dept., with a copy of the Collector's letter.

J.G./2.7.

3.7.

Letter from C.G.Herbert Esq., I.C.S., Collector of South Kanara, Ref. B.3-2229-28 dated the 18th June 1928.

--

Buildings- Government- (South Kanara) Mangalore- Collector's bungalow- Acquisition.

--

Board's Rfce. No.E.1402-28-1 dated 24-2-1928.

--

I enclose a site plan showing the site of the Colledtor's bungalow and the vacant space around it.

2. The plots, which is is proposed to acquire. are those marked ~~1DX~~, 1 D., 1 B., 1 E., 1 F and 1 G. measuring in all 18.20 acres. The bungalow occupied by the Collector is in the portion marked 1 D. It is a good building site. The portion marked 1 B., is not suitable for any purpose. ~~The portion~~ It is too steep for building and it has no water facilities but is necessary to preserve the amenities of the bungalow. The Collector's bungalow site and compound will, therefore, be composed of 1 D and 1 B measuring 9.21 acres and the bungalows for the District Medical Officer and District Superintendent of Police will occupy the plots 1 E., 1 F., and 1G. If. for any reason these plots are not acquired for these two bungalows, it will become necessary to acquire at least a portion of 1 E., as an addition to the Collector's compound since the present boundary of the plot is very close to the bungalow.

3. The Divisional Officer has valued the land at Rs.4000/- per acre. I do not think it will be possible to acquire it for less. For the site of the Women's Training School which is near the bungalow but in a somewhat better position, Rs.6,000/- an acre were paid. The tree growth on 1 B., and 1 D., has been valued at Rs. 731-2-0.

4. The Executive Engineer estimates the value of the buildings in March 1925 at Rs.16,000 and also prepared two estimates- one of Rs.23,800 for making the bungalow habitable and another of Rs.4,000 for kitchen and latrine. The bungalow has, however, been repaired subsequently by the owner who has

[illegible] a new kitchen. I requested the Executive Engineer to send a revised valuation showing the present value of the bungalow and its outhouses and the cost of executing any further repairs which may be necessary, but he has not yet sent the valuation. I do not, however, think that the present value of the bungalow buildings should greatly exceed the original estimate of Rs.16,000.

5. The total value of acquiring plots 1 B., 1D., with the trees, buildings etc. standing on them is, therefore Rs.53,571-2-0 as shown in the margin. Adding 15% for compulsory acquisition the cost comes to about Rs.61,606 to which must be added whatever sum is required by the Public Works Department for doing necessary repairs.

		Value	Trees.
1 B.	5.02	20,080	412 3 0
1 D.	4.19	16,760	318 15 0
Building		16,000	
Total		53,571 2 0	
Add 15%		8,035 10 0	
Rs.		61,606-12-0	

6. The existing bungalow is undoubtedly old and is in need of some repairs. I do not, however, think that it is now necessary to spend Rs.23,800 or anything like that sum over repairing it. It is, however, impossible to estimate the probable cost under this head in the absence of the Executive Engineer's report.

7. Plots 1 E., and 1 G., are suitable for building the two bungalows intended for the District Medical Officer and District Superintendent of Police. Plot 1 F is unsuitable for any purpose. It is very steep and contains some quarry pits; but it will have to be acquired to protect the sites of the other two bungalows. The cost of acquisition of these plots is noted on the margin.

	Land Acs.	Value	Tree growth
1 E.	4.06	16,240	175 9 0
1 F.	2.22	8,880	5 13 0
1 G.	2.71	10,840	103 14 0
	Total	Total with 15%	
1 E	16,415 9 0	18,877 13 0	
1 F	8,885 13 0	10,218 9 0	
1 G	10,943 14 0	12,585 5 0	

8. I intended to consult the District Medical Officer and the District Superintendent of Police after receipt of the

Executive

Executive Engineer's valuation of the bungalow, as the scheme depends mainly on the decision regarding the Collector's bungalow. As however, I have been aaked to submit my reply in Board's Refce. E.1462-28-2 dated 13th June 1926, I am submitting the ~~xxx~~ present report.

--

Ors. 588°/28-1 dt 10-7-28

Buildings, South Kanara, Mangalore, Collector's bungalow, acquisition. Board's Reference No E. 1462-28-3 of 30.6.28.

The CE's attention is invited to para 2 of the Board's Reference quoted above and he is requested to submit an explanation of the officers concerned for the delay in submitting the valuation statement called for. He is also requested to report the date on which the valuation statement will be sent to the Collector.

JCh 7.7.28

PW 7.7.28

CE 9.7.28

✓ Dept. 10.7.28

To the CE (Genl) (Mr. [illegible])

I.D. Received in one minute

Official Memorandum No. 1588/28-1 dated 10th July 1928.

Buildings, South Kanaara, Mangalore - Collector's bungalow - acquisition - Board's reference No.E.1462-28-3 dated 30th June 1928.

The Chief Engineer's attention is invited to paragraph 2 of the Board's reference quoted above and he is requested to submit an explanation of the officers concerned for the delay in submitting the valuation statement called for. He is also requested to report the date on which the valuation statement will be sent to the Collector.

✓ Desp. 10.7.28

C.A.Souter,
Secretary to Government.

To the Chief Engineer (General, Roads & Buildings).

I.D. Remind in one month.
Madras offer to issue remainder.

CURRENT NO.
1876
PUBLIC X.

In reply, please quote number, date and short title.*

Received ..... *Registered* .....

From (Name) R. F. Stoney, Esq.,
Offg. Chief Engineer, P.W.D.
(Designation) General, Buildings and Roads,

Post Box 410, (Station, Madras.

Telegraphic Address Cegbar.

To The Secretary to Government,
Public Works and Labour Department, Madras.

MAD 1928
13176 e

No. 1656Ac./28-C.R., *dated* 13th August 1928.

Sir,

Enclosures .....

Spare Copies .....

*Collector's Bungalow, Mangalore - Delay in submission of valuation statement.

Reference:- Government Memorandum No. 1588-0/28-1 dated 10th July 1928.

I submit herewith copies of the marginally noted letters from the Executive Engineer, West Coast Division. explaining the delay in submitting the valuation statement.

ϕ 942-S.E. dated 14th July 1928.
1069 S.E. dated 6th August 1928.

2. The Superintending Engineer, Coimbatore Circle thinks and I agree with him that, except for the delay for about a fortnight between 9th April 1928 and 25th April 1928, there appears to have been no avoidable delay and that there is no use in pursuing the matter further.

3. The valuation statement was sent to the Collector on 14th July 1928.

13/8/28

for Chief Engineer, P.W.D.
13/8/28

Enclosures:-

Copies of letters referred to.

CRS./13-8-28.

~~Copy of letter from the Superintending Engineer, [illegible]~~

Copy of letter No. 942 S.E. of 14-7-1928 from D.W. Collan Esquire, A.M.I.C.E., Executive Engineer, West Coast Division, Calicut, to the Superintending Engineer, Coimbatore Circle.

Buildings - South Kanara - Mangalore - Collector's Bungalow - Acquisition.

The estimate for valuation has now been submitted to the Collector of South Kanara. It was received from the Sub Divisional Officer on 11th June and as it included valuation for fencing and fernery put up by Mr. Gawne while he was occupying the building I sent it to Mr. Gawne (Collector of Malabar) to know if the fencing and fernery, as estimated, was a fair charge and whether these items belong to him or should be included in the value of the bungalow as a whole. Mr. Gawne replied to-day regretting the delay in reply and the estimate has this day gone to the Collector of South Kanara.

Copy of No. 1069 S.E. dated 6-8-1928 from D.W. Collan Esquire A.M.I.C.E., Executive Engineer, West Coast Division, Calicut. to the Superintending Engineer, Coimbatore Circle.

Collector's Bungalow, Mangalore - Delay in submission of valuation estimate

The several stages of the reference are given below. Letter from Collector of South Kanara Ref. B.2144-28 dated 21-3-1928 asking for a valuation statement was received in this office on 25-3-1928.

2. Copy of this was sent in No. 596 S.K. of 29-3-28 to the Sub Division Officer, Mangalore for submission of an estimate.

3. Sub Division Officer's No. 598 E dated 4-4-28 asking for the

original valuation statement submitted by him in January 1928 was received in this office on 9-4-1928.

16 days (vide C.E.'s remarks about this in para on page 35 ante)

4. Draft to Collector of Mangalore asking for the original valuation statement and other enclosures was put up on 25-4-28 while the Executive Engineer was in camp at Mangalore and was issued in No. 1082-M dated 4-5-1928.

5. The documents were received from the Collector on 14-5-1928 with his Ref. B.3-2144-28 dated 8-5-1928. They were sent to the Sub Division Officer, Mangalore with No. 859 S.K. of 25-5-1928 after Executive Engineer returned from camp- The office copy was signed by the Executive Engineer, on 19-5-1928, after being put up to him on 18-5-1928.

10 days

12 days

6. The statement was received from the Sub Division Officer with his No. 981 E of 8-6-1928 on 11-6-1928. It was put up to Executive Engineer on 12-6-1928 and was with me till 19-6-28 before being sent to Mr. Gawne, Collector of Malabar for opinion.

7 days

7. The only delay in which I am personally responsible is the delay of one week between 12 and 19th June and my explanation is as follows:--I was not able to attend much to general routine matters at the time and my work got behind through a heavy programme of inspection with the Superintending Engineer in which we spent the greater part of several days travelling by car, also the Superintending Engineer was inspecting my office and I was in attendance upon him answering points that arose during that inspection also for two days I was conducting an examination and part of it consisted in writing down the replies in my own hand. My actual programme for the period was as follows. 12th Inspection of Florican Bungalow with Superintending Engineer and conducting an examination later.

13th conducting an examination and later inspection with Superintending Engineer to Lakkadi and back (72 miles) which took nearly all day

14th attending Superintending Engineer's Office inspection.

15th -do- -do- -do-

16th Proceeded on inspection with Superintending Engineer, inspecting works from Calicut to Tellicherry and Brennen College works in evening. Distance 42 miles.

17th Proceeded with Superintending Engineer, From Tellicherry to Kuttupoya and returned to Cannanore (70 miles).

18th Inspected Cannanore Jail and other works with Superintending Engineer.

19th General Office work at Cannanore when the reference was disposed of as soon as I had time to attend to my arrears of work.

13.8.28

P. W. & D. Dept

The main file on this subject is in Public (X). ~~This may be sent to that Dept.~~ Who may be asked to put up the file for reference

Pl. 16/8/28

16.8.28

17/8/28

ASST. SECY. TO GOVT. 17 AUG. 1928 CHIEF SECT.

P. W. & D. No
No 13176C/28-1
17/8/28

Pub X 1876

1983
PUBLIC X.

CURRENT No.

Received ..... 192 *Registered* 192

Subject.

Buildings (South Kanara)- Mangalore- Collector's residence- Bungalow usually occupied by the Collector- Acquisition.

ENCLOSURES.

No. .....

Spare copies .....

UNDER SECRETARY
14 SEP. 1928
JUDICIAL SECRETARIAT

Reference.. No. E 1462/28-4

Station Madras, *Dated the* 27th August 28 192

From B.G.Holdsworth Esq.,I.C.S.,
Secretary,
Land Revenue and
~~The~~ Board of Revenue, ~~Revenue~~ Settlement, ~~etc.~~
Separate Revenue.

The Hon.Mr.H.A.B.Vernon,I.C.S.,
Commr.of Land Revenue.

~~Resolution~~
Reference.

Read the following:-

Letter from C.G.Herbert Esq.. I.C.S.. Collector of South Kanara, No.Ref.B3-2229-28 dated the 9th August 1928:-

Page 88 above

Reference.- Board's Reference No.E 1462-28-3 dated 30th June 1928.

I have consulted the District Medical Officer and the District Superintendent of Police for whom there are no Government bungalows at present in Mangalore. The Executive Engineer was unable to be present owing to the Railway Strike.

2. The District Medical Officer and the District

Superintendent of Police agree in thinking that there are no suitable sites for new bungalows in the Collector's compound. The Collector's bungalow stands on an eminence from which plots 1E and 1G in the enclosed sketch gradually slope away. The District Medical officer and the District Superintendent of Police point out that the Collector's bungalow and the rise on which it stands would effectually prevent the prevailing wind from reaching any bungalows built in plots 1E and 1G and would also interrupt their view of the sea. The bungalows would they consider be hot and airless. It must I think be admitted that bungalows built in plots 1E and 1G would not get much breeze from the sea from which most of the air here comes. No bungalow could be built in plot 1B or 1F. 1B is a steep slope and 1F is a quarry.

p 123 below

3. There are therefore difficulties in the way of carrying out Government's proposal to acquire the whole compound of the existing Collector's bungalow and to build bungalows for other officers in it. It seems little use building the bungalows if the officers for whom they are to be built object to living in them. The best course would seem to be in the circumstances to acquire with the Collector's Bungalow only so much of the land as would form a reasonable compound for it and to locate the other officers' bungalows elsewhere. This would necessitate the acquisition of only plots 1B1, 1D and 1E1 in the enclosed plan. The area of the 3 plots is 11.30 acres. This no doubt appears somewhat extensive for the site and compound of a single bungalow but owing to the position of the bungalow on the top of a rise it is hardly possible to acquire less. Plot 1D is the actual site of the bungalow and its outhouses and measures 4.19 acres; the boundary of plot 1E is very close to the bungalow and it is essential that part of this plot should be acquired if the bungalow is to remain habitable. The portion 1E1 which I suggest should be acquired measures only 2.39 acres. Plot 1B1 which measures 4.72 acres is a steep slope and is useless for any purpose; it would however I think have to be acquired partly in order to preserve the amenities of the bungalow but

A

more particularly because as Mr.Souter pointed out in his letter to the BoardRef. C 4007-24-B3 dated 11th March 1925 there is little doubt that the owner of the land could by a reference to Court compel its acquisition if plot 1D were acquired, since if separated from plot 1D it would certainly lose any value which it may possess at present. But although Mr.Souter, in his letter proposed to acquire the slope on the north and west of the bungalow i.e. the whole of the present plot 1B1, in the plan which accompanied his letter (and which is submitted herewith) the slope on the western side of the bungalow has been excluded from the plot which is marked for acquisition. This explains most of the variation between the area which Mr.Souter recommended for acquisition (8.5 acres) and that which I am now suggesting should be acquired. The northern point of the eastern boundary line in my proposal is also slightly further east than that proposed by Mr.Souter. This is however only a small variation and I have proposed it in order to include in the bungalow compound the whole of the tennis court in plot 1E1. It seems to me necessary to acquire the slope on the west of the bungalow for precisely the same reasons as those which necessitate the acquisition of the slope on the north: from Mr. Souter's letter it would appear that he also was of this opinion; apparently the exclu-sion of the western slope from the land which was marked for acquisition in the sketch which accompanied his letter was due to oversight.

4. I do not think that it would be possible to acquire the land for less than Rs.4000 an acre. But if Government acquire the slopes on the north and west (plot 1B1) Rs.4000/- would I think fairly include the 15% on the purchase price which has to be paid under the Acquisition Act, i.e., the value of the land would be fixed at Rs.3500/- an acre and 15% (Rs.525 would be added thus making Rs.4025 an acre in all. It is true that Rs.6000 an acre and 15% were awarded by a Civil court for

the site of the Women's Training school which is quite close to the bungalow but that site has a long road frontage and is clearly more valuable than the site of the Collector's bungalow which nowhere touches the road. The large proportion of sloping ground (plot 1B1) in the land which it is now proposed to acquire must also be taken into consideration. The cost of the proposed site at Rs.4025 an acre is Rs. 45,482. The tree value is Rs. 837-11-4.

5. The present value of the building including a new kitchen built by the landlord is Rs.15,650; the cost of initial repairs by the P.W.D.is Rs. 23,800. There is also a proposal to build a new kitchen and a servants' latrine at a cost of Rs.4000. The new kitchen is quite unnecessary and the latrine costs only Rs.300. As I have already said the Executive Engineer was unable to come to Mangalore on account of the Railway strike. But the Assistant Engineer here Mr.Tombat assures me that it will not be possible to put the bungalow into proper repair for less than Rs. 23,800 for which estimates have been prepared. As I presume that the P.W.D. will be entrusted with putting and keeping the bungalow in repair I suppose this figure will have to be accepted but it certainly seems to me very high. The cost therefore of acquiring the bungalow and putting it into order is Rs.39,750 and the total cost of the bungalow and site is Rs.88,545. I enclose a detailed statement.

6. Since it is not possible to obtain a long lease of the property and the proposal to acquire the whole compound and to build bungalows for other officers in it is not likely to be successful the present proposals are, I think, the best solution of the difficulty. The only expenditure which they involve and which would not have to be met for the Collector's bungalow under the Government scheme is the cost of acquiring the plot 1B1 i.e. Rs.9560/-

Reference.-

Submitted to Government in continuation of Board's

Reference E 1462-28-3 dated 30th June 1928.

2. In the circumstances set forth in his letter read above, the Collector recommends that the bungalow usually occupied by him at Mangalore may be acquired together with as much of the compound as is covered by plots 1B1, 1D and 1E1 shown in the enclosed plan. The cost of acquisition of this property will be Rs. 88,000 in round figures. The cost of constructing a new bungalow for the Collector on the Kadiri hill will be at least Rs. 60,000 and judged by recent experience the bungalow might easily prove less satisfactory than the present one. The site also is inferior to that proposed for acquisition. In these circumstances although the cost of acquisition of the bungalow usually occupied by the Collector at Mangalore is greater than that of building a new residence for him on the Kadiri hill the Board is in favour of the acquisition.

3. The Board also agrees with the Collector in considering that the proposal to build residences for the District Superintendent of Police and District Medical Officer in the compound of the bungalow in question is impracticable in the face of the objections set forth in para 2 of the Collector's letter read above.

B. P. Holdsworth
Secretary.

To the Chief Secretary to Government,

Public Department, with encls. as per list.

M.D. 29-8

List of enclosures sent with Board's Reference

No.E 1462/28-4 dated 27-8-1928.

1. Plan of site showing land which it is proposed to acquire.

2. Plan of site proposed in March 1925 showing land which it was then proposed to acquire.

3. Tree Valuation statement.

4. Copy of endorsement No.1839 M/17-Z-60 dated 16th July 1928 of the Executive Engineer West Coast division enclosing copy of letter No. 981/52 E dated 8th June 28 from the Sub Divisional officer, Mangalore.

5. Valuation statement of the bungalow.

6. Estimates proposed by the P.W.D. in March 1925 for putting the bungalow into order.

7. Copy of letter No.1909 M/17.Z.60 dated 21st July 28 from the Executive Engineer, West Coast division.

M.D 29-8

5318.

23/10/60

Memo. 16989 C/49 dated 10/10/59
Acquisition of the late Mr
Charles Morgans bungalow
at Mangalore.

The Govt: have a proposal under consideration to acquire the late Mr. Charles Morgans bungalow at Jeppoo in Mangalore ~~with~~ as the residence for the Collector or for the District Judge. Messrs Kamath and Thorpe of Mangalore are the trustees of the property and they have agreed to permit an examination and valuation of the bungalow by P. W. D Officers. The C. & is requested to obtain and submit to Govt: at an early date a valuation statement in consultation with the Collector showing separately

(a) cost of land
(b) value of the building
(c) furniture & its value

~~127~~

107

(d). any other items, eg Sanitary fittings.

It should also be reported whether any, if so, what expenditure is likely to be required on repairs, improvements or alterations to make it suitable for an Official residence.

P.C.H. 9.10.20 P.C.H. 9.10.20

P.C.H. 10.10.20 P.C.H. 10.10.20

11.X.20

The C. & C. Sec. Bd. Rly.
Copy to Coll. S.K.
Resumed after 2 months

9/55

6

SEC. SECRETARY TO GOVT.
7-NOV 1928
DEPARTMENT

local authorities are prevent to conclude sale of late mr Morgans bungalow and compound for exorbitant price for Collectors bungalow giving up acquisition of present site I consider purchase quite inadvisable

details of transaction

Collector but have received no answer so far as no provision in budget another place so before finance committee I do not see any reason for haste I request you see that sale is not concluded after placed before Council for sanction letter follows

This form must accompany any inquiry respecting this Telegram.

Karim B... 16 (D-40)

Lancll

ASST. SECRETARY TO GOVT.
7-NOV. 1928
CHIEF SECT.

Rev. Dept.

Public no

CURRENT NO.
2542
PUBLIC

Con
7.11.28

Publication

Submit for planned

2. The letter may be issued

7.11.28.

7.11.28

7.11.28

Recd
Cir No. 400/C/23-12. 11.28

C.

POSTS TELEGRAPHS.

NOTICE.

23

This form must accompany any inquiry made respecting this Telegram

Office Stamp.

CURRENT NO. 2547

PUBLIC

CHIEF SECRETARY 8 - NOV. 1928 GOVT. OF MADRAS

MYLAPORE 7 NOV 28

Handed in at (Office of Origin.) Date. Hour. Minute. Service Instructions. Words. 105

To Bangalore 6 19 0

Kna

The Honble the finance member fort st george madras

adyar ×

I learn local authorities are about to conclude sale of late mr morgans bungalow for ~~a~~ ~~[illegible]~~ and

N. B.—The name of the Sender, if telegraphed, is written after the text.

Govt Bny Press, Madras, Calcutta—1900 (B. 1551—18-1-28—75,000 Bs.

(for) :—

exorbitant price for ~~collector~~ Collectors bungalow giving up acquisition of present site I consider purchase quite

N. B.—The name of the Sender, if telegraphed, is written after the text.

Govt Bny Press, Madras, Calcutta—1900 (B. 1551—18-1-28—75,000 Bs.

I asked details

TO

Recd. here at H. M.

(details) 3

of transaction from Collector but have received indefinite answer so far as I know no provision in budget not placed before

N. B.—The name of the Sender if to be inserted, is written after the to.
Karim Bux Bros., Printers, Calcutta—1006 (B-155)—18-1-28—75,000 Bks.

TO

Recd. here at H. M.

(before) 4

finance committee I do not see any reason for haste I request you to see that sale is not concluded but ~~placed~~ before Council

N. B.—The name of the Sender if to be inserted, is written after the to.
Karim Bux Bros., Printers, Calcutta—1006 (B-155)—18-1-28—75,000 Bks.

(Council) 5

for sanction letter follows

Karam ~~[illegible]~~

M L C

CURRENT NO.
2558
PUBLIC X.

Mangalore
November 7, 1925.

From

M.R.Ry.
K. R. Karant Avl., M.L.C.,
Mangalore.

9 - NOV. 1925
GOVT. OF MADRAS.

To

The Honourable the Revenue Member,
Fort Saint George, Madras.

Sir,

Purchase of bungalow for the Collector of South Kanara- My telegram of yesterday.

I am sending you herewith copies of the correspondence between myself and the Collector on the above subject referred to in my telegram of yesterday.

I am not in a position to know how the matter actually stands and hence all I can do is to place before you such information as I have got and my own views on the matter.

I know the bungalow and site of the late Mr. C.H.Morgan situated on the Mangaladevi road at Jeppu. From all points of view I consider that it will be a sheer waste of public money to purchase it. I am told the price is somewhere about 70.000 Rs. inclusive of furniture. In the first place I beg your leave to state that it will be a criminal waste of money, nearly 3/4 of a lakh, to spend for the comforts of one officer, when in the province people die of starvation and even the bare needs of human existence are being denied by this very Government to ~~xxx~~ thousands of its own low-paid subordinates. But unfortunately, I am afraid this is a point of view which may not appeal to you.

ven supposing Government is prepared or ought to spend this huge sum I feel that the trasaction ~~in~~ question is quite imprudent and inadvisable. The site ~~xx~~

only by a road. The late Mr. Morgan made several unsuccesful attempts to get the nuisance removed through the municipality. On the south-east, only one small compound between, lies the famous Mangaladevi Temple with its numerous night-festivals and music. To the south-west, within a furlong, is the equally famous Bolar Mari-gudi, with its equally numerous night-jatras and animal sacrifices including those of buffaloes. To its west, within a 100 yards is situated a tank mesuring some acres in which collects, during the monsoon, the sullage of the whole neighbourhood, breeding mosquitoes for the rest of the year, The compound is uninviting and the only view is of the high walls around. The house is too close to the road which has the heaviest traffic in Jeppu including buses and coffee - carts. The price also is excessive. I can hardly believe that any Collector who will have to pay rent for this will care to live in it, in preference to the almost ideally beatiful site of the existing rented bungalow

I have taken this liberty of troubling you, also for the additional reason that a strong rumour is current in the town that, right or wrong, Government want to purchase it to oblige the estate of an European, conclude the bargain in haste, and confront the public with an accomplished fact. I convey the rumour to you for what it is worth.

I shall be in Madras in the committee room of the Council between 11 A.M. and 3 P.M. of Friday the 9 th instant for the select committee meetings of the day. If you want to have a talk with me on the matter I shall be willing to see you, otherwise, I do not wish to trouble you.

I have the honour to be,
S i r,
Your most obedient servant,

K. R. Karanth

Copy to the Hon. the Finance Member.

116 132

My letter to the Collector

Kodialbail, Mangalore
November 6, 1928.

x x x x x

S i r ,

Acquisition of a site for the Collector's bungalow. Mangalore.

I am informed that Government have dropped the idea of acquiring the present site of Mr. J.J.Fernandes and are in haste to acquire the plot of the Mr. C.H.Morgan at Jeppu . I am also reliably informed that the price settled is exorbitant. I further learn that the sale is to be rushed through and will take place in 2 or 3 days So far as I know there is no provision in the current year's budget for the acquisition nor has there been any supplementary demand since the budget was passed. And as such I can hardly believe that the sale is to be concluded so soon. I think it is only fair to you that before I rush to Members of Government over the matter I should request you to let me know , if it is open to you to tell me, whether it is true that the sale in question is likely to be concluded , if so when, and for what price.

I request you to be good enough to favour m e with an early reply.

Xxu I have etc.

Collector's reply.
Dated 6-11-1928.

S i r ,

I thak you for letter of this morning. All that I can tell you is that the bugalow and premises of the late Mr. C . H . Morgan are for sale and that Government is taking information about the property. I do not know if , or when , it is likely to be purchased by the Government or for what price

I have etc.

Modiaibail.

November 7, 1928.

From

H.R.Ry

K.R.Karant Avl., B.A.LL.B., M.L.C.,
Mangalore.

To

G.W.Wells., Esq., I.C.S.,

Collector of South Kanara.

Sir,

Your Ref; B-3-[illegible]2-28

I am obliged for your kind reply though you will permit me to say that it is as evasive & non-committal as possible and does not give me the information I wanted. And hence I am led to infer that the fears exbressed in my letter are not unfounded. I have accordingly despatched last night the accompanying telegrams, a copy of which I enclose for your kind information.

I have the honour to be

Sir,

Your most obedient servant,

Mangalore,
November 7, 1928.

From

M.R.Ry
K. R. Karant Avl., M.L.C.,
Mangalore.

ASST. SECRETARY TO GOVT. 9 NOV 1928 REVENUE DEPARTMENT

ASST. SECY. TO GOVT. 10 NOV. CHIEF SECT.

To

The Honourable the Finance Member,
Fort Saint George, Madras.

Sir,

Purchase of bungalow for the Collector of South Kanara- My telegram of yesterday.

I am sending you herewith copies of the correspondence between myself and the Collector on the above subject referred to in my telegram of yesterday.

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Even supposing Government is prepared

sum I feel that the

type . On its east is a chunam or lime factory , separated only by a road. The late Mr. Morgan made several unsuccesful attempts to get the nuisance removed through the municipality. On the south-east , only one small compound between, lies the famous Mangaladevi Temple with its numerous night festivals and music. To the south-west, within a furlong , is the equally famous Bolar Mari-gudi , with its equally numerous night jatras and animal sacrifices including those of buffaloes. To its west , within a 100 yards is situated a tank mesuring some acres in which collects , during the monsoon , the sullage of the whole neighbourhood , breeding mosquitoes for the rest of the year. The compound is uninviting and the only view is of the high walls around. The house is too close to the road which has the heaviest traffic in Jeppu including buses and coffee - carts. The price also is excessive. I can hardly believe that any Collector who will have to pay rent for this will care to live in it, in preference to the almost ideally beatiful site of the existing rented bungalow .

I have taken this liberty of troubling you, also for the additional reason that a strong rumour is current in the town that , right or wrong , Government want to purchase it to oblige the estate of an European , conclude the bargain in haste and confront the public with an accomplished fact. I convey the rumour to you for what it is worth.

I shall be in Madras in the committee room of the Council between 11 A.M. and 3 P.M. of Friday the 9 th instant for the select committee meetings of the day. If you want to have a talk with me on the matter I shall be willing to see you , Otherwise , I do not wish to trouble you.

I have the honour to be,
S i r ,
Your most obedient servant,

K. A. Kaucil

To the Hon. the

Letter to the Collector

Cantonment, Bangalore.
November 6, 1928.

x x x x x

Sir,

Acquisition of a site for the Collector's Bungalow, Bangalore.

I am informed that Government have mooted the idea of acquiring the premises of Mr. J. J. Fernandes and are in haste to acquire the plot of the Mr. C.H. Morgan at Jeppu. I am also reliably informed that the price settled is exorbitant. I further learn that the sale is to be rushed through and will take place in 2 or 3 days. So far as I know there is no provision in the current year's budget or in the supplementary demand of the Assembly passed. And as such I can hardly believe that the sale is to be concluded so soon. I think it is only fair to you that before I rush to [illegible] I should request you to let me know if it is open to you to tell me, when is the time the sale in question is likely to be concluded, if so when, and for what price.

I request you to be good enough to favour me with an early reply.

I have etc.

Collector's reply.
Dated 8-11-1928.

Sir,

I thank you for letter of this morning. All that I can tell you is that the bungalow and premises of the late Mr. C. H. Morgan are for sale and that Government is taking information about the property. I do not know, if, or when, it is likely to be purchased by the Government or for what price.

I have etc.

Kodialbail, Mangalore

November 7, 1938.

From

L.K.Ry

K.L.Gerant Avl., B.A.LL.B., M.L.C.,
Mangalore.

To

G.V.Wells., Esq., I.C.S.,

Collector of South Kanara.

Sir,

Your Ref: B-3- 9902-28

I am obliged for your kind reply though you will permit me to say that it is as evasive and non-committal as possible and does not give me the information I wanted. And hence I am led to infer that the fears expressed in my letter are not unfounded. I have accordingly despatched last night the accompanying telegram, a copy of which I enclose for your kind information.

I have the honour to be

Sir,

Your most obedient servant,

Telegram

1245

From the Secretary to Govt
Work Dept

To the CE (St Roads)

Please refer to Govt memorandum No. 111216/28, of 16.7.28 reg: the acqn by Govt of the residences at present occupied by the Collr & the Dt Judge, Viz Cuddapah and memo No. 169896/28, of 10.10.28 reg: the acqn of the late Mr Charles Morgan's bungalow at Mangalore

The Govt desire to have the valuation statt. & other information called for immediately. If they have not yet been rec'd please wire for them and submit them

140 | 27

within a week

PLy 6.11.19

PLy 6.11.19

cfs by post Despt 6/11

(Reader 2 extra copies one for each of the 2 linked files)

PLy

Telephone 120

From Secy. PWD
To CE General.

Reference my TM 9/6.11.28. Valuation details & other information re: the residences proposed to be acquired for the Collr & the Sessions Judge, Vizagapatam & the Collr of Bhimavaram

Will you please let me know urgently when the information will be supplied

[illegible] 14.11.28

[illegible] 15/11/28

Telephonic Message

From

The C.E. (R & B)

To

The Secy. to Govt., P.W.& L.Deptt

Ref:- Your T.M. of date regarding valuation statement of residences proposed to be acquired for the Collector and Dt. Judge Vizagapatam & the Collector of South Kanara.

The S.E. Coimbatore Circle to whom a telegraphic reminder was sent yesterday wires to-day stating that the valuation statement for Mr.Charles Morgan's bungalow has been received from E.E. and that it will be despatched to this office to-morrow.

As regards residences occupied by the Collector and Dt. Judge Vizagapatam it is stated in a report received by post to-day that the Collector considers that no improvements are necessary to his residence as no Indian Collector will be posted to Vizagapatam and that information regarding Dt.Judge's residence is awaited. The S.E. has been reminded by wire twice on the 7th and 11th instant. A wire just received from E.E. Vizagapatam states that 'no improvements or repairs' required for either residence, neither Collector nor Judge in favour of acquisition of residence, Report follows!

Read.
15-11-28.

Copy taken, added to the Vizag residences file and separately dealt with
15.11.28

+ Justice? or better?
Cut

According to the Post copy since received, the word is "residences", referring to both the bungalows.

This may be sent to Pub X in continuation of the main file
16.11.28

+ Cut
16.11.28

From (Name) R. F. Stoney, Esq.,
Offg. Chief Engineer, P.W.D.,
(Designation) General, Buildings and Roads,

Post Box 410, (Station) C h e p a u k.

Telegraphic Address Cashar.

20453-c
21 NOV 1928

To The Secretary to Government,

Public Works & Labour Department, M a d r a s.

No. 2727Ac./28-C.P., *dated* 20th November 1928.

Sir,

ENCLOSURES

SPARE COPIES

* Acquisition of the late Mr. Charles Morgan's Bungalow at Mangalore.

Reference:- Memorandum No. 16989 C/28-1 dated 10th October 1928 and in continuation of my telephonic message No.2727Ac/28-4 dated 15th November 1928.

--

I forward herewith 3 statements A, B, C giving the valuation (as estimated by the Sub Divisional Officer, Mangalore) of the above mentioned property under the heads-- buildings, fittings and furniture together with a copy of the plan of the main building and kitchen block and a site plan of the compound.

2. As regards the cost of land, trees and compound wall, the Collector of South Kanara has reported as detailed below:--

		Rs.	As.	P.
Value of 6.91½ acres at Rs.4000/- an acre		27660	0	0
Value of tree growth	...	2318	9	0
Value of compound wall	...	425	0	0
		30403	9	0

3. A copy of the Sub Divisional Officer's letter No. 1825 E dated 1st November 1928 on the subject is herein enclosed for perusal. The Executive Engineer reports that no alterations or improvements worth the name are needed now at the initial stage as the buildings are in fairly good condition, but some sundry repairs such as repairs to walls, painting the interior walls of dining,

drawing, bed and linen rooms with some paint of lighter shade, etc., as stated in para 6 of the Sub Divisional Officer's letter, the cost of which may not exceed Rs.2,000/- are necessary.

4. The value of the whole property as now reported works out to Rs. 78,233 as shown below:--

Cost of buildings	...	Rs. 41,779
Cost of fittings	...	3,550
Cost of furniture	...	2,500
Cost of land, trees and compound wall	...	30,404
Total.		Rs. 78,233

The Executive Engineer states that the bungalow is exceptionally fine, that the main building is in excellent order and that the Sub Divisional Officer's estimate is, in his opinion, very low.

20/11/28

for Chief Engineer, P.W.D.

Enclosures:-

1 Copy of Sub Divisional Officer's letter No. 1825 dated 1-11-1928
* Statements A, B and C.
1 Tracing W.C. No.323A/28.
1 Plan No. W.C.No.322/1928

CRS./20-11-28.

Copy of letter No. 1325 E dated 1st November 1928 from M.R.Ry., K.R. Tombat Avl., Sub Divisional Officer, Northern Sub Division, Mangalore to the Executive Engineer West Coast Division.

Acquisition of the late Mr. C.H. Morgan's Bungalow at Mangalore.

Reference:- Division No. 1532 S.K. dated 20th October 28.

In continuation of my No. 1760-E dated 24th October 1928, I submit that I have no alteration to make in the valuation statement already submitted by me in my No.1548E dated 22nd September 1928. It holds good. You may kindly inspect the bungalow and the out-buildings and verify and confirm the valuation arrived at by me. No detail valuation statements are necessary. The buildings with premises are not likely to be acquired, but only purchased after negotiating a fair bargain. Therefore our valuation is mostly needed to see whether the price settled is fair or not.

2. I have verified the walls after making holes and find that the walls of the main building are built of laterite masonry in lime mortar.

3. I submit herewith a copy of the plan of the main building and kitchen block, which I had furnished to the Collector of South Kanara, along with the valuation statement. This is the plan referred to in my endorsement No. 446 M dated 24th October 1928.

4. I also submit herewith a site plan of the compound showing thereon spot levels. The valuation of the land and trees with garden, compound wall and gates may please be awaited from the Collector vide my No. 446 M dated 24th October 1928. The whole compound measuring 6 acres and 89 cents is to be purchased.

5. I beg to attach fresh valuation statements arranging my previous valuation in the order required in the Government

Memo and classified accordingly. These are furnished in statements A and B.

The two mud walled houses as per items 12 and 16 in statement A are not worth while repair and are only fit to be demolished and removed. Since they now stand, they have to be valued. They may be sold in auction as they stand for demolition and removal.

6. Barring the above 2 items, other buildings are in ~~fair~~ fair repair and not much is needed by way of initial repairs.

I inspected the building with the Collector on 30th October 1928 and after consulting him, I have to report that no alterations or improvements are needed beyond applying a lighter shade of paint to the interior walls of the dining, drawing, bed and linen rooms. The rooms now appear too dark. Also the compound is full of trees and they have to be thinned down. These items including sundry repairs in the first instance to the wells and outhouses will cost not more than Rs.2000/-

This amount is therefore required for initial repairs and improvements, as required in the Government Memo.

7. I beg to submit herewith a list of the furniture with the valuation as noted by me after inspection. Since the bargain will be for the purchase of the entire premises with all the furniture etc., as listed and is available for sale, I propose that we should take over the whole lot and then dispose of such of the items as are not or will not be required. The omission of any items now ~~xxxx~~ will, I believe, not appreciably affect the bargain which is to be concluded with executors of the will of the late Mr. Morgan. The Collector, whom I had requested to jointly inspect the furniture with me, with a view to reject such of the furniture as may not be required agreed with me and therefore abandoned the idea of selection at this stage.

The total value of the furniture is Rs.2565 or Rs.2500/-.

20.11.

Valuation of buildings of the late Mr. C.F.Morgan, Mangalore.

1. Main buildings including the kitchen block as per plinth plan attached.

(a) Plinth area - 1684 sq. ft. Lean to roofs and portico at Rs. 1-2-0 per sq ft. Rs. 1895

(b) 3237 sq.ft. Verandahs and passages at Rs.1-8-0 do. 4856

(c) 7341 " Rooms at Rs.3-8-0 do 25694

(d) 1205 " Kitchen block and passage 1-4-0 do 1506

Total for the main building and kitchen block. Rs. 33951

2. Open garage with motor pit and steps leading to it on 6 brick pillars 1'-1½" sq and 7' high with plain tiled roof and tiled floor -- 20'-3" x 12'-0" = 243 sq ft at Rs.1-0-0 per sft. Rs. 243

3. Closed garage with gates for 3 cars and one open stall, no pits, closed portion having tiled floor and stalls gravel floor, all plain tiled on country wood rafters and reepers, walls partly of mud and partly of stone 62' x 22'-9" = 1411 sq ft. at Rs.1-0-0 per sq ft. Rs. 1411

4. Flowl house - 70' x 11'-6" = 805 sq ft. partly in mud and partly in brick in mortar 4½" thick, Mangalore tiled roof and all bamboo rafters and reepers at Rs.0-8-0 per sq. ft. Rs. 402

5. Brick masonry latrine with walls 4½" thick, Mangalore tiled roof on country wood rafters and reepers 17' x 7'-6" = 128 Sq.ft. at Rs. 1-0-0 Rs. 128

6. Engine shed on masonry pillars 1½' sq with walls of tiles in mud 9" thick, country wood rafters and reepers, Mangalore tiled roof and tiled floor - 27'-6" x 19'-6" = 537 sq ft. at Rs.1-0-0 Rs. 537

7. Well masonrry steined in the above shed. 10'-6" diam and 60' deep 900

8. Second Engine house with brick masonry pillars and panel walls with tiles in mud, country wood rafters and reepers, Mangalore tiled roof 24' x 19'-6" = 468 sq ft at 1-0-0 per sq ft. 468

9. Masonry steined well, 10'-6" diam x 58' deep in above shed. 900

10. Brick masonry over-head tank with tiled roof of country wood rafters and reepers - 27'-6" high and base 19'-6" x 12'-6" = 244 sq ft. at 5-0-0 per sq ft. 1220

11. Fernery and fern house - 90' x 13' + 32' x 32' = 2194 sq ft at Rs.0-3-0 per sq ft. 411

12. Mud walled and mud floored house that existed 27½ years ago 34' x 27½' = 935 sq ft at Rs.0-6-0 per sq. ft. (with bamboo rafters and reepers and plain tiles) 351

13. 4½" thick brick walled store with verandah in front, plain tiled roof and country wood rafters and reepers and mud floored 24' x 12' = 288 sq ft at Rs. 0-12-0 per sq ft. 216

14. Well partly steined and having tiled roof over the platform 10' diam and 5[illegible]' deep 300

15. Well stained onlyat top 8'-3" diar and 51' deep with roof over platform of Mangalore tiles over bamboo rafters and rasters. Rs. 200

16. Mud walled house with mud floor and Mangalore tiles over bamboo rafters 25' x 15' . 375 sq ft at Rs.0-6-0 per sq ft. 141

17. Total value of buildings. Rs. 41779

Statement B.

Valuation of fittings.

1. Petrol gas installation (Austrain Make - Capacityati)including gas pipe connections and 33 gas lamps. Rs. 750

2. 1-3/4 H.P. Fornsby oil engine with duplex plunger pump of Joseph Evans and Sons with fittings and platform over well 1000

3. Over-head steel tank 6' x 4' x 4' with steel trestle 14'-6" high over masonry pillars 2' x 3" sq. and 2½' high with tiled roof over the tank. 1000

4. Oil Engine old and old pump of the same description as in item 8. 500

5. Water pipe lines laid on from the tank to the bungalow and the garden with 6 taps in the garden and 5 taps in the bath room, one in the kitchen, and 4 with masonry cisterns in the garden. 300

Total value of the fittings. Rs. 3550

15/11/20

Superintending Engineer,
Coimbatore Circle.

15/11/20

Valuation of furniture of the Bungalow of Late Mr. Morgan, Mangalore.

Serial Nos.	Particulars.	Value. Rs.	a	p
1.	Sofa 1.	25	0	0
2.	Round Table. 1	15	0	0
3.	Table 1.	8	0	0
4.	Chairs 2.	10	0	0
5.	Canvas chair 1.	4	0	0
6.	Old Jost fan out of order.	30	0	0
7.	Class Almirah.	35	0	0
8.	Chest ~~and~~ of drawers	15	0	0
9.	Children's feeding chair	6	0	0
10.	Wooden bed stead.	40	0	0
11.	Iron do.	20	0	0
12.	Chest ~~and~~ of drawers.	50	0	0
13.	Dress hanging cupboards.	30	0	0
14.	1. Tea poy	3	0	0
15.	Armless chair	3	0	0
16.	1 Folding Tea poy	5	0	0
17.	Trunk stand.	3	0	0
18.	Ratan Dirty clothes stand.	10	0	0
19.	Table with mirror.	25	0	0
20.	Wash stand Table with Chinaware jug, basin and soap dish	20	0	0
21.	Towel stand.	2	0	0
22.	Commode.	4	0	0
	Nursery Verandah.			
23.	Old Docket Almirah.	10	0	0
24.	Clothing drying basket.	8	0	0
	Dressing and Bath room close to the Nursery.			
25.	1. Table.	5	0	0
26. 27. 28.	3 Commodes.	10	0	0

29.	1. Chair.	3	0	0
30.	1. Wash stand.	10	0	0
31.	Chest of drawers with mirro's.	75	0	0
32.	Almirah shelf with stand.	15	0	0
33.	Dirt clothes basket.	10	0	0
34.	Small table.	10	0	0
35.	Tea table.	5	0	0
36.	Table.	6	0	0
37.	Tea table.	5	0	0
38.	Long arm chair.	10	0	0
39.	Almirah.	40	0	0
40.	Wooden bed stand.	50	0	0
41.	Glass Almirah.	50	0	0
42.	Jost Fan.	60	0	0
43. 44.	2 Guns.	100	0	0
45.	1. Trunk stand.	3	0	0
46.	1. Iron Safe.	75	0	0
47.	Wooden Almirah.	35	0	0
48.	do.	30	0	0
49.	Tea Table.	10	0	0
50.	do.	3	0	0
51.	Wodden bed stand.	30	0	0
52.	Wooden almirah.	40	0	0
53.	Trunk stand	3	0	0
54.	do.	3	0	0
55.	do	3	0	0
56.	1. Picture stand.	3	0	0
57.	Wooden Almirah.	45	0	0
58.	do.	40	0	0
59.	Armless chair	3	0	0
60.	Table.	20	0	0
61.	Wall shelf	10	0	0
62.	Jost fan. not working.	30	0	0
63.	Cane chair.	4	0	0

64.	Washing stand with China ware jug, basin soap dish, ~~sparge~~ dish, tooth brush dish and China Chamber pot	25	0	0
65.	Wall sheff	5	0	0
66.	Chairs.	3	0	0
67.	Bath Table.	10	0	0

Bungalow Verandah.

68.	Long arm chair	20	0	0
69.	Ratan chair	2	0	0
70.	Glass Almirah.	25	0	0
71.	Screen	1	0	0
72.	Cane chairs 4.	12	0	0
73.	Round table with shelf	25	0	0
74.	Small round table.	7	0	0
75.	do.	7	0	0
76.	Arm chair	8	0	0
77.	do.	7	0	0
78.	do. folding.	8	0	0
79.	do.	10	0	0
80.	Dining table.	10	0	0
81.	Cane chairs. 4	16	0	0
82.	Hat stand.	15	0	0
83.	Wooden bench.	5	0	0
84.	Folding hand chair.	10	0	0
85.	Bend wood rocking chair.	8	0	0
86.	Tub for fire pots.	8	0	0
87.	do.	8	0	0

~~88.~~ Drawing Room

88.	Sofa	10	0	0
89.	Cane chairs with ~~eurt~~ cushion 5 nos.	20	0	0
90.	do special 2 Nos.	60	0	0
91.	Round sofa ~~4~~ nos.	15	0	0
92.	Sofa	30	0	0
93.	Square tea table. 2 nos.	20	0	0
94.	Tea table.	4	0	0
95.	Carved wooden tea table.	15	0	0
96.	Book sheff.	6	0	0

97.	Book shelf	7	0	0
98.	Tubs ~~from~~ 4 Nos.	20	0	0
99.	Fire stands. 2 nos	10	0	0
100.	Lamp stand. 2 nos.	40	0	0
101.	Stand 2 nos.	4	0	0
102.	Carved wooden screen.	15	0	0

Dining Room.

103.	Dining table.	20	0	0
104.	Dinner wagson with glass cover	60	0	0
105.	do.	60	0	0
106.	do	10	0	0

Hot room or Drying Room.

107.	Ping Pong table.	20	0	0
108.	Drying basket wooden.	5	0	0
109.	Baby's cot.	15	0	0
110.	Trunk stand.	3	0	0
111.	Almirah.	35	0	0
112.	Almirah.	40	0	0
113.	1. Sewing machine.	20	0	0
114.	Linen shelf.	8	0	0
115.	Trunk stand.	3	0	0

Guest Room or spare Room. Bed room No.1.

116.	Table	10	0	0
117.	Sofa.	7	0	0
118.	Tea table.	3	0	0
119.	do.	3	0	0
120.	Ratan long arm chair.	3	0	0
121.	Armless chair	4	0	0
122.	Iron bed stead	40	0	0
123.	Almirah.	40	0	0
124.	Canvas chair.	2	0	0

Bed Room No.2.

125.	Long arm chair.	10	0	0
126.	Screen.	5	0	0
127.	Coat hanging stand.	5	0	0

128.	Iron bed stead.	40	0	0
129.	Table.	15	0	0
130.	Jost fan.	100	0	0
131.	Trunk stand.	3	0	0
132.	Book stand.	1	0	0
133.	Armless chair	3	0	0

Bed Room No.3.

134.	Tea table.	4	0	0
135.	Trunk stand.	3	0	0
136.	Ratan chair.	1	0	0
137.	Armless chair.	3	0	0
138.	Washing stand table with chinaware basin, jug tooth brush dish.	20	0	0
139.	Towel stand.	2	0	0
140.	Armless chairs.	3	0	0
141.	Commode.	3	0	0

Dressing Room No.1.

142.	Table with mirror.	40	0	0
143.	Trunk stand.	3	0	0
144.	Almirah.	35	0	0
145.	Chest of drawers.	50	0	0
146.	Wash stand table with china ware basin, jug, soap dish and tooth brush jug.	20	0	0
147.	Towel stand.	2	0	0
148.	Armless chair.	3	0	0
149.	Dry clothes basket.	8	0	0
150.	Armless chair.	3	0	0
151.	Commode.	3	0	0
		2565	0	0.
	or Rs.	2500	0	0.

15/11/20

Superintending Engineer,
Coimbatore Circle.

AR.15-11.

16/7/14

Ref: B-3-9902-28.

South Kanara Collector's Office,
Mangalore, 10th November 1928.

From

G. W. Wells, Esq., M.A., I.C.S.,
Collector of South Kanara.

To

The Executive Engineer,
C a l i c u t.

Sir,

Buildings - Government - Mangalore - Late Mr. C.H. Morgan's Bungalow - valuation of land.

Your No.2906-M/17, dated 4th November 1928.

The information required by you is detailed below:-

	Rs.	A.	P.
Value of 6.91½ acres at Rs.4000 an acre	27,660	0	0
Value of tree growth	2,318	9	0
Value of compound wall	425	0	0
	30,403	9	0

2. The plan has already been sent to you by the Sub-Divisional Officer, Northern Sub-Division, Mangalore.

Sd.-----
For Collector.

Copy to the Superintending Engineer, Coimbatore Circle.

(True Copy)

Superintending Engineer,
Coimbatore Circle.

PUBLIC WORKS & LABOUR DEPARTMENT.

Bungal /1

CURRENT No.

2/0 40-C
28 NOV 1928

Received ..... 192 *Registered* 192

Subject.

BUILDINGS - (South Kanara) - Mangalore Collector's residence - Acquisition of the bungalow of the late Mr. C.H. Morgan.

ENCLOSURES.

copies

Reference E. No1462/28-6.

Station Madras, *Dated the* 23rd November 1928.

From B.G. Holdsworth Esq., I.C.S.,
Secretary.

~~The~~ Board of Revenue, ~~Revenue~~ Land Revenue and Settlement, ~~etc.~~ ~~Separate Revenue.~~

H.L. Braidwood Esq., I.C.S.,
Commissioner of Land Revenue & Settlement

~~Resolution~~ Reference.

Read the following:-

Letter from G.W. Wells Esq., M.A., I.C.S., Collector of South Kanara, Ref.No.B-3-2229-28 dated 10-10-1928.--

Letter from G.W. Wells Esq., M.A., I.C.S., Collector of South Kanara, Ref.No.B-3-9902-28 dated 4-11-1928.--

Board's Ref.No.E.1462/28-5 dated 25-10-28.

I submit herewith, as directed in the reference quoted above, the plan of the building prepared by the Sub Divisional Officer, Northern Sub Division and also a copy of Government Memo.No.16989-C-28-1 dated 10-10-1928, P.W. & L. which relates to a proposal to acquire the late

Mr.

Mr. Charles Morgan's bungalow as a residence either for the Collector or the District Judge.

2. I submit, in addition, a copy of a plan of the site showing the situation of the bungalow and outhouses proposed to be acquired.

3. Under instructions from his Executive Engineer, the Sub Divisional Officer, Northern Sub Division, has again valued the buildings. He has also furnished a valuation of the fittings and the entire furniture now in the premises. I enclose a copy of his valuation. He has valued the furniture at Rs.2,565/- details of which have been furnished to the Executive Engineer. The furniture and fittings would probably be sold in one whole lot along with the land and the buildings. Such of them as are not or will not be required would have to be disposed of later.

4. I inspected the buildings again with the Sub Divisional Officer. He considers that no alteration or improvement is necessary beyond applying a lighter shade of paint to the interior walls of about four rooms. He is also of opinion that the darkness of these rooms is partly due to the number of trees in the compound some of which would have to be lopped. He estimates that these items including sundry repairs in the first instance to the wells and the outhouses will cost not more than Rs.2,000/-.

5. In my letter Ref.B-3-2229-28 dated 19-10-1928 I made the suggestion that, if necessary, a residence could be erected on a portion of the compound for another officer without detracting from the amenities of the existing building. I mentioned this because I considered that it was a point about which the Government would like to know. I had not at that time been able to discuss with the Sub Divisional Officer the probable position of a second residence. When I

discussed the question with him on the ground we could not agree as to a suitable site for ~~the~~ a second residence with due consideration for the amenities of the existing one, and we concluded that another building cannot be constructed without detriment to the occupant of the present bungalow and without impairing its utility. The existing bungalow itself is not situated so high that it can safely lose any portion of its frontage. Any strip of land that could be made available would not be sufficient for the purposes of an additional residence, while the occupant of the existing bungalow would, by losing a portion of the compound have a house close to him, which may obstruct his view, and more important, as the Sub Divisional Officer remarks, the passage of air. It is also probable that another officer would not wish to be located so very near. The existing bungalow is so situated that if another bungalow is built there would not be sufficient privacy for either resident. I believe also that, even if the officer who would occupy the present bungalow were deprived of a portion of the compound there would be no corresponding reduction of rent, and even if there were, it would be an inadequate consideration for the loss of space and privacy. I am therefore of opinion that another residence cannot be constructed in the compound with fairness to the occupants of the existing and suggested bungalows. I enclose a copy of the Sub Divisional Officer's letter No.458/52-B dated 2-11-1928, which deals with this aspect of the matter.

A 5 impor

REFERENCE.-

Submitted to Government with reference to their Memo.No.16989 C/28-1 P.W. & L.Dept. dated 10th October 1928 in continuation of Board's Reference No. E.1462/28-4 dated 27th August 1928.

Fully sent to Public

During his recent visit to Mangalore,

the Commissioner of the Board of Revenue, Land Revenue and Settlement inspected on 8-11-1928 at the Collector's suggestion, late Mr. Morgan's bungalow while staying in Mr. Fernandez' bungalow now occupied by the Collector. Though it is possible that Mr. Morgan's executors who want to sell the bungalow might forego the 15 p.c. solatium and accept a round sum of Rs.65,000 for the whole property, yet the Board is of the opinion that it would be much better to spend Rs.88,000/- for a comfortable and sufficiently commodious bungalow in an excellent, elevated and airy situation rather than Rs.65,000/- on a gloomy bungalow in a low position. The difference between the bungalow of Mr. Fernandez and that of the late Mr. Morgan, from the point of view of a desirable residence is enormous. The former is a charming house though at present in bad repair whereas the latter is a residence which, though in good repair, is dark and depressing and situated in rather undesirable surroundings.

N.P. Holdsworth
Secretary.

To the Secretary to Government, Public Works and Labour Department, through the Revenue Department, with the Collector's letter and its enclosures in original with 2 plans.

psv/26-11.
KM 27.11.
NN

Mangalore.
To The Collector of South Kanara, Mangalore.
Dated - Mangalore 2nd November 1928.
No.458/52B.

****

Acquisition of the bungalow of the late Mr.C.H.Morgan, Mangalore.

****

Reference:- Your No. B-3-2229-28, dated 22nd Octr.28

***

Apart from the technical opinion in the matter of the feasibility of the construction of an additional residence in the compound, I have after further inspection and consideration to submit that it would impair the utility and appearance of the present bungalow, if another residence were to be erected in front.

2. The bungalow is not situated on a High eminence to safely part with any portion of its frontage. During our inspection we found the place quite close and very sultry. The construction of another residence though at a distance of 200' will, I am afraid adversely affect the breeze. In sultry weather, it is desirable to keep open all sides as far as possible. Were the portion to the parted with in rear of the present bungalow, it would not have mattered. But the construction on the due west of the present bungalow will detrimentally affect the breeze, for during a portion of a day, the sea breeze blows from due west.

3. Therefore, I beg to submit it as my present considered opinion that no portion of the compound can be apportioned for the construction of an additional residence. Apart from this, the narrow strip of land that could be made available at the sacrifice of the interests of the present residence cannot by any fair means satisfy the needs of the new resi-

Statement --.

Valuation of buildings of the late Mr. C.H. Morgan, Mangalore.

1. Main building including the kitchen block as per plinth plan attached.

(a) Plinth area - 1684 sq.ft. Lean to roofs and portico at Rs. 1-2-0 per sq.ft.		Rs.	1895
(b) 3237 sq.ft Verandahs & passages at Rs.1-8-0	Do	"	4856
(c) 7341 sq.ft Rooms, at Rs.3-8-0	Do	"	25694
(d) 1205 sq.ft kitchen block & passage 1-4-0	Do	"	1506
Total for the main building & kitchen block		"	33951

2. Open garage with motor pit and steps leading to it on 6 brick pillars 1'-1½" sq. and 7' high with plain tiled roof and tiled floor 20'-3" x 12'-0" = 243 sq.ft at Re.1/- per sq.ft. Rs. 243

3. Closed garage with gates for 3 cars and one open stall, no pits, closed portion having tiled floor and stalls gravel floor, all plain tiled on country wood rafters and reepers, walls partly of mud and partly of stone 62' x 22'-9" = 1411 sq.ft at Re.1/-per sq.ft .. Rs. 1411

4. Fowl house - 70' x 11'-6" = 805 sq.ft partly in mud and partly in brick in mortar 4½" thick, Mangalore tiled roof and all bamboo rafters and reepers at Rs.0-8-0 per sq.ft. .. .. Rs. 402

5. Brick masonry latrine with walls 4½" thick, Mangalore tiled roof on country wood rafters and reepers ~~kkk~~ 17' x 7'-6" = 128 sq.ft at Rs.1-0-0 per sq.ft. .. 128

6. Engine shed on masonry pillars 1½' sq. with walls of tiles in mud 9" thick, country wood rafters and reepers, Mangalore tiled roof and tiled floor 27'-6" x 19'-6" = 537 sq.ft at Rs.1-0-0 .. 537

7. Well masonry steined in the above shed, 10'-6" diam and 60' deep. .. 900

8. Second Engine House with brick masonry pillars and panel walls with tiles in mud, country wood rafters and reepers, Mangalore tiled roof - 24' x 19'-6" = 468 sq.ft at 1-0-0 per sq.ft. 468

9. Masonry steined well, 10'-6" diam x 58' deep 900

10. Brick Masonry over-head tank with tiled roof of country wood rafters and reepers 27'-6" high and base 19'-6" x 12'-6" = 244 sq.ft at 5-0-0 per sq.ft. 1220

11. Fernery and fern house 90' x 13' + 32' x 32' = 2194 sq.ft at Re.0-3-0 per sq.ft. .. 411

12. Mud-walled and mud floored house that existed 27 years ago 34' x 27½' = 935 sq.ft at Rs.0-6-0 per sq.ft (with bamboo rafters and reepers and plain tiles) 351

13. 4½" thick brick walled store with verandah in front, plain tiled roof and country wood rafters and reepers and mud floored 24' x 12' = 288 sq.ft at Rs. 0-12-0 per sq.ft. . . 216

14. Well partly steined and having tiled roof over the platform 10' diam and 51' deep. .. 300

15. Well steined only at top 8'-3" diam and 51' deep with roof over platform of Mangalore tiles over bamboo rafters and reepers.. .. 200

25' x 15' = 375 sq. ft at Rs.0-6-0 per sq. ft.	141.
Total value of buildings	Rs.41779

Statement B.

Valuation of fittings.

1. Petrol gas installation (Austrian Make -Capacityati) including gas pipe connections and 33 gas lamps.	750
2. 1-3/4 H.P. Hornsby oil engine with duplex plunger pump of Joseph Evans and Sons with fittings and platform over well.	1000
3. Over-head steel tank 6' x 4' x 4' with steel trestle, 14'-6" high over masonry pillars 2'-3" sq. and 2½' high with tiled roof over the tank.	1000
4. Oil Engine old and old pump of the same description as in item 2.	500
5. Water pipe lines laid on from the tank to the bungalow and the garden with 6 taps in the garden and 5 taps in the bath room one in the kitchen, and 4 with masonry cisterns in the garden.	300
Total value of the fittings.	Rs. 3550

(Sd.)K.R.Tombat,
1-11-1928,
Sub Divisional Officer,
Northern.

PUBLIC WORKS AND LABOUR DEPARTMENT.

E6869

Received ..... 192 *Registered* 192

Subject.

Buildings - Government - Residences for Officers - Acquisition of the late Mr. C.H. Morgan's bungalow - Mangalore.

Government Memo. No.16989 C/28-1, dated 10th October 1928.

not need here

ENCLOSURES.

No. Ref.B3-2229-28.

Station Mangalore, *Dated the* 19th October 1928.

From (Name) G.W. Wells, Esquire, M.A., I.C.S.,

(Designation) Collector of South Kanara.

To The Secretary to the Government of Madras,

Public Works and Labour Department.

Through The Secretary to the Board, Land Revenue and Settlement, Madras. Madras.

Sir,

Before leaving the district, Mr. C.G. Herbert initiated some enquiries regarding the late Mr. C.H. Morgan's bungalow so that in case Government should decline to acquire the bungalow at present occupied by the Collector, he might make this alternative proposal. He therefore obtained a valuation of the land and the buildings.

2. The bungalow and the compound cover an area of 6.91½ acres. The value of land has been estimated at Rs.4000/- per acre which can be said to be fair; and with the tree growth and the compound wall, the cost of land is

Rs.30,403-9-0 as detailed below.

Land 6.91½ acres at Rs.4000/- an acre	Rs.27,660- 0- 0
Value of tree growth	" 2,318- 9- 0
Do. compound wall	" 425- 0- 0
	Rs.30,403- 9- 0

The building with the outhouses has been valued by the Assistant Engineer, Public Works Department, Mangalore at Rs.45,329/-. I enclose a copy of his valuation.

3. As regards furniture and other items, the Public Works Department will value the same as directed by Government.

4. I recently went over the bungalow with Mr. Thorpe and consider it to be in excellent order. I understand the executors of the late Mr. C.H. Morgan's will can give a clear title, whereas the Collector's present residence has three owners and acquisition proceedings in respect of it would probably be long and complicated, owing to its divided ownership. The acquisition of the late Mr. Morgan's bungalow would also be cheaper. The compound is fairly large and I think that, if necessary, a residence could be erected in it for another officer without detracting from the amenities of the existing building.

Your obedient servant,

For Collector.

M.S.R./19.10.28.

Valuation of the bungalow of the late Mr. C.H. Morgan at Mangalore.

1. Main building including the kitchen block as per plinth plan attached.

1684 sq. ft. lean to roofs and portico at Rs.1-2-0 per sq. ft.	Rs. 1895
3237 sq. ft. verandahs and passages at Rs.1-8-0 per sq. ft.	Rs. 4856
7341 sq. ft. Rooms at Rs.3-8-0 per sq. ft.	Rs.25694
1205 sq. ft. Kitchen block and passages at Re.1-4-0 per sq. ft.	Rs. 1506
Total for main building with kitchen block	Rs.33951

2. Petrol gas installation (Austrian make-Capacityati) including gas pipe connections and 33 lamps gas lit — Rs. 750

3. Open garage with motor pit and steps leading to it on 6 brick pillars 1'-1½" sq. x 7'-0" high with plain tiled roof and tiled floor 20'-3" x 12'-0".
243 sq. ft. at Re.1-0-0 per sq. ft. — Rs. 243

4. Closed garage with gates for 3 cars and one open stall-no pits, closed portion having tiled floor and stall gravel floor, all plain tiled on country wood rafters and reepers and walls partly of mud and partly of stone.
1411 sq. ft.--size 62' x 22'-9" - at Re.1-0-0 per sq. ft. — Rs. 1411

5. Fowl house 70' x 11'-6" 805 sq. ft.-partly in mud and partly brick in mortar 4½" thick, Mangalore tiled roof on bamboo rafters and reepers at Re.0-8-0. — Rs. 402

6. Brick masonry latrine with walls 4½" thick Mangalore tiled roof on country wood rafters and reepers- 17'-0" x 7'-6" - 128 sq. ft. at Re.1-0-0 — Rs. 128

7. Engine shed on masonry pillars 1½' sq. with walls with tiles in mud 9" thick, country wood rafters and reepers, Mangalore tiled roof and tiled floor-- 27'-6" x 19'-6" 537 sq. ft. at Re.1-0-0 per sq. ft. — Rs. 537

8. Well masonry steined -10'-6" diam x 60' deep — Rs. 900

9. 1¾ H.P. Hornsby Engine with duplex plunger pump of Joseph Evans and Sons with fittings and platform over well — Rs. 1000

10. Over-head steel tank 6' x 4' x 4' over steel trestle 14'-6" high over masonry pillars 2'-3" sq. x 2'-6" high, with tiled roof over tank — Rs. 1000

11. Second Engine house with brick masonry pillars and panel walls with tiles in mud, country wood rafters and reepers and Mangalore tiled roof.
24' x 19'-6" 468 sq. ft. at Re.1-0-0 per sq.ft. Rs. 468

12. Masonry steined well 10'-6" diam x 58' deep Rs. 900

13. Old engine and pump of the same description as in item 8 Rs. 500

14. Brick masonry over-head tank with tiled roof over country wood rafters and reepers--27'-6" high 19'-6" x 12'-6"= 244 sq. ft. at Rs.5 per sq. ft. Rs. 1220

15. Water pipe line laid on from the tanks to the bungalow and the garden with 6 taps in the garden and 5 taps in the bath room and one tap in the kitchen. 4 water cisterns in the garden. Rs. 300

16. Fernery and fern house. 90'-0" x 13' + 32' x 32'= 2194 sq. ft. at Re.0-3-0. Rs. 411

17. Mud walled and mud floored house that existed 27 years ago- 34' x 27'-6" = 935 sq. ft. bamboo rafters and reepers and plain tiles at 0-6-0 per sq. ft. Rs. 351

18. 4½" thick brick walled store with verandah in front with plain tiled roof on country wood rafters and reepers and mud floored. 24' x 12'= 288 sq. ft. at 0-12-0 per sq. ft. Rs. 216

19. Well partly steined and having tiled roof over the platform -10' diam and 51' deep Rs. 300

20. Well steined only at top - 8'-3" diam x 51' deep with roof over platform of Mangalore tiles over bamboo rafters and reepers. Rs. 200

21. Mud walled house with mud floor and Mangalore tiles over bamboo rafters 25' x 15' = 375 sq. ft. at 0-6-0 per sq. ft. Rs. 141

Total value of buildings excluding the land and trees with garden and compound wall with gates subject to the condition that on verification it is found that the walls of the main building are of masonry in lime mortar as they are stated to be on enquiry. Rs.45329

The extent of the garden is stated to be 7.85 acres.

Condition of the buildings.

The condition of the main buildi ng is very good. Nothing is required by way of improvements. The building has been extremely well maintained. Painting of doors, windows etc. may be required in another 2 or 3 years during the course of annual maintenance. It may be noted here, however, that the flat boarded ceiling of all the rooms is of planed and well fitted deal wood planks. With this exception every thing else is sound. The condition of the ceiling is at present quite

sound. All the doors and windows are fitted with heavy brass butt and parliamentary hinges of British make. The plan enclosed furnishes all the details. The drawing room is fitted with carved rosewood railings in the north and south arch openings-size 12' x 10'. This with the ornamental punkah is said to have cost Rs.500/-. The condition of the kitchen block is also good and so also the condition of the extensive garages. There are 2 pumping installations from which pipe lines are laid on to the bungalow and the garden. There are a dozen taps in all. There is also a gas installation which lights 33 lamps in the main building and the kitchen block.

In addition to the 2 wells to which pumps are attached, there are two other wells in the compound.

The Collector's present residence even if improved cannot be favourably compared with Mr. Morgan's bungalow. The latter is a palatial bungalow.

Taking the value of the land with garden and trees and compound wall with gates as Rs.35,000/-, the total value of the property will be Rs.80,329 or Rs.80,000/-.

(Sd.) K.R. Tombat
21.9.28

Asst.Engr.,Northern Subdn., Mangalore.

09.10.28

Part II

Memo No. 2733-1 ∂/13.XII.28.

Buildings - Residential - Collector's bungalow in Mangalore - Acquisition - Correspondence ending with Board's Proceedings Ref. No. E.1462/28-6 dated 23rd November 1928.

(Pp. 155-158 ref)

(p. 72 ref)

The Govt. accept the Board's ~~recommendation to acquire~~ view that the bungalow now (with 11.30 acres of land) occupied by the Collector is preferable to that of the late Mr. C.H. Morgan but they consider that the value proposed for the land namely Rs.46,448/- vide details in the margin - is very exorbitant. The Collector is accordingly requested to enter into negotiations with the owners of the property at once ~~and come to an arrangement~~ ~~understanding~~ as to the minimum amount they will accept as compensation for the whole property including the land and the 15 per cent for compulsory acquisition. ~~It is essential that~~ less immediate action ~~the Collector is requested to strike time~~ ~~should be~~ taken in the matter and ~~date action and report the result~~ through the result reported to Govt. through the Board of Revenue by the 3rd January

Cost of acquiring 11.30 acres of land.	Rs.39,550/
15 per cent compensation on above for acquisition under the Act	6,060/
Value of trees standing on the land	838/
Total	Rs.46,448/

(page 107 ref)

not be possible to obtain the necessary funds ~~in~~ from the Legislative Council for the acquisition of the property during 1929-30.

2. The enclosures received with Board's Ref. No.E. 1462/28-4 dated 27th August 1928 are ~~herewith returned.~~ forwarded to the Collector for reference and return with the reply.

12.XII.28

12.12.28

12.12.28

13/12

To the Collector of South Kanara, (with LP 105-125 in orig.)
Copy to the Board of Revenue, L.R. &S

CONFIDENTIAL.

169

South Kanara Collector's Office,
Mangalore, dated 28th December 1928.

CURRENT NO.
2906

From

G. W. Wells, Esq, M.A. I.C.S.,
Collector of South Kanara.

To

CHIEF SECRETARY
1 JAN 1929
GOVT. OF MADRAS.

The Chief Secretary to
Government, Public Department,
Madras.

Sir,

Buildings--Collector's Bungalow and compound--purchase by private negotiations--report submitted.

With reference to Government Memorandum No. 2733/1 dated 13th December 1928, I have the honour to state that I addressed Rao Sahib J. J. Fernandes, as representing himself and his daughter Mrs. Julia Fernandes, and I also addressed Mr. M. N. Prabhu whom I understood to be the legal adviser of Mrs. S. S. Brito who is a part owner of the property. I enclose copies of their replies dated respectively the 22nd and 24th December 1928. Rao Sahib J. J. Fernandes says that for the 11.30.acres of land, the bungalow, the out-buildings and the trees, he is prepared to accept Rs. 60,000 (sixty thousand rupees) and that this is his minimum valuation. Mr. Prabhu in his reply stated that Rs.5,000/- per acre would be required for the site and Rs. 25,000/- for the buildings, besides 15% for compulsory acquisition in each case.

2. At my invitation the two gentlemen came to see me today. Mr. Prabhu stated that with regard to the Court sale of Mrs. Brito's share of the property, to which Mr. Fernandes alludes in his letter, he is not aware whether Mrs. Brito acquiesces in the sale proceedings. Mr. Fernandes adhered to his claim to be paid Rs. 60,000/- for the property, his valuation of which is Rs.24,000/- for the bungalow and buildings and Rs.45,000/- for the land. He points out that he has of late expended between 3,000/- and 4,000/- rupees in improvements and additions to the bungalow. Mr. Prabhu said that he is not in immediate touch with

Mrs. Brito and he agrees with Mr. Fernandes as to the minimum price of Rs. 60,000/- which Mr. Prabhu contends is rather -- under than over the fair price with reference to the prices ruling in Mangalore. He added that, if the Government are prepared to buy at the figure of Rs. 60,000/-, he would probably be able to persuade Mrs. Brito to agree to this figure, if she still has any interest in the property. I do not think it to be likely that either gentleman will consent to any reduction of this figure.

Your obedient servant,

Collector

Copy of a letter dated 22nd December 1928 from Rao Sahib J. J. Fernandes, addressed to the Collector of South Kanara

---

With reference to your Confidential D. O. dated the 18th instant, I have to state that when a proposal for acquiring the plot in question with its appertenances was made to me when -- Mr. Souter was here, it was agreed that Rs. 4,000/- at least should be paid as compensation per acre having regard to the situa-tion of the plot and also to the fact that a neighbouring plot belonging to Mr. C. F. B. Saldanha was required by Government for a Girls' Training School for which compensation was paid at the rate of Rs. 6,000/- per acre, without the 15 per cent for compulsory acquisition. I hope you will be satisfied that the above rate agreed to by Mr. Souter is not in any way exorbitant or unreasonable. At this rate the vacant plot of 11.30 acres will amount to Rs. 46,000/- at least.

At the same time the buildings standing on the plot with the tree growth on that land was valued at, I believe at Rs. 20,000/-. Since then I have made substantial improvements to the buildings such as renovating the roof, construction of a new kitchen, flooring with tiles the rooms of the bungalow, re-newing the bamboo matting, ceiling of the bungalow etc. over which I have spent between Rs. 3,000 and 4,000/-. In view of this I have little doubt that you will be satisfied that Rs.60,000/- for the plot, buildings, tree-growth is by no means an excessive claim. This is my minimum valuation for the property.

There are three sharers to the property viz. Mrs. Brito, my daughter and myself. Under the Will of the late Mrs. M. M. Coelho, Mrs Brito and my daughter are entitled to 1/4th share each. I am entitled to the remaining half. In execution of a decree obtained by me against Mrs. Brito, her share of the proper-ty has been sold in Court auction and I have purchased it myself with the permission of the Court, so I am entitled to 3/4th share of the property and my daughter to 1/4th share. My son-in-law Mr. Basil Fernandes having initiated lunacy proceedings against my daughter in the

I am consequently unable to make any settlement in her behalf in regard to that matter, but if compulsory Land Acquisition proceedings be started by Government neither the consent of my daughter nor of the guardian that might be appointed by the Court will be necessary as in the event of a guardian being appointed to her estate he will be impleaded as a party to the proceedings and the matter will be decided by the Court in his presence.

Right of way has been reserved for the Collector's bungalow owners in the Settlement deed of Mrs. M. M. Coelho and so they can give right of way to any purchaser of the bungalow.

(True copy) 30/12/28.

Collector.

Copy of a letter dated [illegible]

M. N. Prabhu, Avgl, B.A. B.L. addressed to the Collector of South Kanara.

Re: acquisition of the bungalow now occupied by the Collector.

Thank you for your letter of the 18th. I am the legal adviser of Mrs. S. S. Brito who is now at Bangalore No. 28 Mosque Road, Fraser Town, and at her request to look after (her) interest here during her absence.

The litigation relating to the respective interest of the heirs of Mary Magdalen Coelho has now finally terminated and at present as far as I know the following persons are entitled to the bungalow and compound.

1. Mrs. S. S. Brito is entitled to one (half) of the compound and a fourth of the bungalow.

2. Rao Sahib John J. Fernandes , a third of the compound and a half of the bungalow.

3. Mrs. Julia Fernandes: a sixth of the compound and a -- fourth of the bungalow.

The site of the bungalow being the best in Mangalore Mrs. S. S. Brito will be prepared to accept at the rate of Rs. 5,000/- per acre besides the 15 per cent-tree-growth is negligible. The buildings in their present state she would value at Rs. 25,000/- besides the 15 per cent compulsory acquisition.

There is now pending in the Subordinate Court of South Kanara a suit O. S. 79/1927 brought by Rao Sahib J. J. Fernandes for partition of the Collector's bungalow and compound.

Mr. Basil Fernandes the husband of Mrs. Julia Fernandes -- would appear to have applied to the District Court of South --- Kanara for his being appointed the guardian of the person and property of his wife on the ground of the unsoundness of mind of Mrs. Julia Fernandes.

Even though the above said proceedings are pending and various issues are raised in O. S. 79 of 1927 if Government has the desire to acquire the property I believe an amicable settle-ment could be arrived at between Mrs. Brito and Rao Sahib J. J. Fernandes. Rao Sahib Fernandes may take up Mrs. Brito's

share of the land proposed to be acquired by Gov-

where so that Government may deal directly with Rao Sahib J. J. Fernandes alone (Mrs. Julia Fernandes being his daughter) and -- acquire the land out-right or take a term lease. This will be the easier course and will save a great deal of time and litigation.

A round table conference between you, Rao Sahib Fernandes and myself might be useful and might solve difficulties, if any.

(True copy)

30.12.28

Collector.

CONFIDENTIAL.

South Kanara Collector's Office,

Mangalore, dated 29th December 1928.

CHIEF SECRETARY, 1 - JAN. 1929 GOVT. OF MADRAS.

CURRENT NO. 2907 PUBLIC X.

From

G. W. Wells, Esq, M.A. I.C.S.,

Collector of South Kanara.

To

The Chief Secretary to Government,

Public Department.

Madras.

Sir,

In continuation of my letter of the 28th December, I enclose copy of another letter I received from Rao Sahib J. J. Fernandes in which he has reduced his price to Rs. 55,000/-.

Your obedient servant,

30/12/28

Collector.

Copy of letter dated 29th December from Rao Sahib John J. Fernandes, Bar-at-Law, addressed to the Collector.

After further consideration I have been advised to reduce the price of the bungalow and garden to Rs. 55,000/- so that the price of the garden may be about Rs. 3,000/- per acre.

Mr. M. M. Prabhu had no locus standi as Mrs. S. S. Brito's interest in the property has been sold in Court auction and my purchase of her right has been confirmed on the 21st instant. I now learn that Mr. Prabhu holds a brief from other quarters and his talk of yesterday distinctly proves this.

(True copy)

Collector.

30/12/28

15/5/1

No. 2733-3 dt. 5.1.29

WKR
20/5/1

Subject: [illegible] Board's [illegible] memorandum [illegible] Legislative Assembly

4

* Ref. on [illegible] No. 144-B.3-28 dt. 28.8.1928 [illegible]

[illegible] two [illegible] Govt [illegible] Collector of [illegible] recommended [illegible] Board of Revenue for [illegible].

[illegible] little [illegible] for the completion of Budget proposals, it is [illegible] that the Board's [illegible] be communicated to Government before the [illegible].

[illegible]

[illegible]

all
5.1.29

[illegible] Revenue
(L.R. Y.L.)

Desp'd [illegible]

(with enclos.)

Confidential.

C.F. 31

PUBLIC DEPARTMENT.

CHIEF SECRETARY. 8 JAN. 1929 GOVT. O.

CURRENT No.

CURRENT NO. 0051 PUBLIC X.

Received ..... 192 Registered 192

Subject.

Buildings - (South Kanara) - Mangalore Collector's bungalow and compound - Acquisition.

ENCLOSURES.
No. .....
.....
Spare copies .....

Reference No.E.1462/28-8 (Confdl.)

Station Madras, Dated the 8th January 1929.

From B.G.Holdsworth, Esq., I.C.S.,
Secretary Land Revenue and ~~Revenue~~ Settlement, ~~etc.~~ ~~Separate Revenue.~~

To The Board of Revenue,

H.G.Stokes, Esq., C.S.I., C.I.E., I.C.S.,
Commissioner of Land Revenue.

Resolution.
Reference.

Read the following papers:--

I.

Memorandum from Government, Public Department, No.2733-1, (Confidential), dated the 13th December 1928.

II.

Letter from G.W.Wells, Esq., M.A., I.C.S., Collector of South Kanara, Ref.C.2144/B.3-28 (Confdl.), dated the 28th December 1928.

Referance.

With reference to Government Memorandum No.2733-3 Public, dated the 5th January 1929 the Board submits that it has no objection to the acquisition of the bungalow and its compound for the price now agreed to viz. Rs.55000/-

67 Bes.—18-2-19.

Special

1

1918

O.B. 27

OFFICE OF THE _____

Dated _____ 191

_____ Hours _____ Minutes.

C.No. 685C/25

TELEPHONIC MESSAGE.

Subject - ~~Construction~~ Special building for the Collr S. Kanara.

From

Buildings, Govt. (South Kanara) - Mangalore - Collector's bungalow - Construction or lease.

Send file re cessation of bungalow as residence of Collector Subdivisional Officer Mangalore

Kindly place day of this to

Special

Collector

T.M.

To the Under-Secy P.W.D.

(overleaf) your t. on regarding acquisition of bungalow for Sub Collr's residence, Mangalore

Rev. Dept.

See paras of p.11 of notes in file below

There is no file in this DLH on the subject, nor is there a Sub Collr at Mangalore.

21.1.25

Revenue Department.

2 In the schedule of demands for 1925-26 for Part II schemes - New Major works the following item was included:-

West Coast Division	Mangalore - Acquisition of bungalow with site occupied by the Collector.	Rs.50,000	

The Board reported on this item as follows:--

"The Executive Engineer is not in favour of acquiring the building as it is in very bad condition and the price on account of the huge compound would be excessive. The cost of repairs would also be great. He would prefer to have a new building. The question of acquiring a portion of the Collector's bungalow compound is under the consideration of the Collector -- Vide Board's Reference No.C.2851-24-2, dated 7-8-1924."

3. The Board's reference quoted above was not received in Revenue and it has been ascertained that it was not received in P.W.D. either. As the proposal was not thus ripe for inclusion in next year's Budget it has been excluded from the list of works for which provision should be made in the Budget for 1925-26.

4. Besides the above Budget notes Revenue has no file with it on the subject.

21.1.25

P.W.D. U.O.

P.W.D.

U.S.

With the information furnished by the Revenue department on pp 3-4 ante, the file may be sent to the Secretary with reference to the telegram on p. 1 ante.

21.1.25 21.1.25

21/1/25

Impleaded today with the Collector & the Collector & I also suggest

This may now be sent to Revenue as who presumably will receive the Collector's report, thro' the Bd of Rev.

29/1/25

29.1.25

Yes

The building especially the roof is in a very dilapidated condition & will require a large sum for repairs. Although partly the compound is an detching ground, it contains some good trees, & there are practically difficulties in substituting it as the more regular rights way. Besides all these points will not be limited upon in the collector's report, for which we are collecting materials.

9/2/25

Rev

P.W. No 324 W&A dt 9.2.25

ASST SEC TO GOVT REVENUE DEPARTMENT 10 FEB 1925

REVENUE - D 685

To Asst Secy

Rev Deptt

The Collector's report on the case has not yet been received. The Bd of Rev may be requested state when it may be expected by Govt. A

10 2 25

Wait till 1.4.25

CDV
16-2-25

17.2.25

To Asst Secy

The Collr's report has not yet been received

Submitted that the draft memo putup may now be approved.

23.2.25

4.4.25

CDV
2-4-25

24-2-25

Memo. No. 685 C/25-1 d. 4-4-25

2335 C/25 From the Bd of Rev. & R&B. No. C. 1431-25-1 d. 21-4-25.

To Asst Secy

Please see the Bd's refce on pp. ~~3-14~~ 5-17 Cf. The proposal to drop the acquisition of the bungalow usually occupied by the Collr may be agreed to. New plans & estimates for constructing a bungalow on the Kadiri hill may be ~~awarded~~ called for. A draft memo is submitted. It may be sent to P.W.D. No. for acceptance. Dev. Dept

CDV
4-5-25

Just. may also see after since with reference to the ~~proposal at~~ A on page 13 C.7 & the No. notes at page 7 C.7

It will be cheaper to build a new bungalow and the site selected for the purpose is also said to be suitable. Draft submitted

5.5.25

6.5.25

S

[illegible]

[illegible]

[illegible]

[illegible]

8/5/25

Revenue. 685-C/25-2
11-5-25

SECRETARY TO GOVERNMENT
12 MAY 1925
1083
PUBLIC WORKS DEPARTMENT

P.W.D.

Sir.

The S.E. may perhaps be consulted. Draft memo submitted.

16.5.25

16.5.25

19

20/5/25

Endt to SE 'C' Circle No. 1083 WKB/25-19 23/5/25

Plans WCDP 143 & 143 A/26 in the file

TSO
26/8

13 8/WKB/25

No. 1831 W&S From the Sec to Govt Circle No. 1178 W & S 7/10.7.25

Collector's residence Kodai at the Magistrate

DCE

The main file on the subject which was sent to the Secrett for refce in connection with a Leg: Council question on 26.6.25 has not yet been received. The PWD may be requested to return it.

This State 13.8.25 13.8.25

P.W.D. No.

14/8/25

Put the other file with this when available return to me.

15.8.25

SECRETARY TO GOVERNMENT 15 AUG 1925 PUBLIC WORKS DEPARTMENT

Submitted

26.8.25

Further action as per Rev.

I think

31.8.25

Rev.

Rev Dept

Disp no 3633C/25-1

31.8.25

Rev 485 C

1-9-25

To Asst Secy

1. The answer to Secy's query (1) on bb extra is given in para 1 of the Comp Engr's letter on p. 21 cf.

2. With regard to Secy's query (2) a reference is solicited to the plan on p. 23 cf. The exact distance is not reported but the Coll states that it can scarcely be less than 3 miles from the Pari's office & market.

3. In connection with an LC Question regarding

ASST SECRETARY TO GOVT 1 SEP 1925 REVENUE DEPARTMENT

Note A on p. 29 cf

Copy at p. 25 cf

Mangalore the present Collr of S. Kanara has reported that he is personally opposed to the proposal to build a new bungalow for the Collr on the Kadri Hill outside the limits of the town & has offered to consider the question of a long lease of the existing bungalow after the owners have executed initial repairs to the satisfaction of the PWD. The Bd of Rev has not offered any remarks on this proposal. Its remarks may now be invited.

A draft memo is submitted for approval

16.9.25

10-9-25

11.9.25

C.F. completed & sent, 15/9.

18/

Issued as Memo No 685C/25-3 d 18.9.25 p.33 C.F.

From the Bd of Rev L.Rts Rd C No: 1431-25-4 d 10.10.25 p.35 C.F.

To Asst Secretary

Please see Memo at p 33 C.F. and the Board's reply at p 35 C.F. The Board's further reply may be awaited till 20.11.25

21.10.25

30.10.25

29/10.25

From the Board of Rev L.Rts Rd C No: 1431-25-5 d 6-1-26 C.No: 70C/26 Pp 37-39 C.F.

C No. 70 C. From the Board of Rev. L.R. & Att.
Rep. No. C. 1431-25-5 d. 6.1.26.

To Arch. Secy

For many years a private bungalow in Mangalore marked as no. 14 in the sketch at p. 23 c. f. has been the residence of the Collector of S. Kanara. It is owned jointly by three persons. In June 1924 the Board asked the Collr to arrange with the owners for the acquisition of the bungalow. In his letter d 11.3.25 at pp. 9-11 c.f the Collr. reported that though the site of the bungalow was an admirable one, the building was thoroughly unsound, that the Chief Engr, the Supt Engr and the Ex. Engr. who inspected it condemned it as requiring very extensive repairs and that the cost of acquisition and repair of the bungalow might reach a lakh of rupees. He therefore suggested that a bungalow might be constructed on Kadri hill belonging to Govt and that bungalows for the two Dt. Forest officers and the Dt Supt. of Police also might be built there. The Chief Comr of Forests and the Insp. Genl of Police who were consulted by the Board agreed with the view of the Collr. The Board in

to Refee at pp. 3-4 C.J. recommended that the proposal to acquire the private bungalow usually occupied by the Coll. of S. Kanara might be dropped and that the Coll. ~~was~~ might be instructed to submit in consultation with the Chief Conser of Forests and the Insp.-General of ~~Bogra~~ Police plans and estimates for constructing a new bungalow on the Kadri hill.

2. In connection with a Leg. Council Qu. asked by Mr. Saldanha about the construction of a new bungalow on the Kadri hill. Mr. Wells stated that in view of the distance of the Kadri hill to the Collr's office and market namely about 3 miles he was opposed to the proposal and that the private bungalow usually occupied by the Collr of S. Kanara might be taken on long lease, the owner ~~being~~ putting it in repair before taking it on lease. In the memo at p. ~~10~~ C.J. the Board was asked whether the building might be taken on lease or if not, then a new one should be built for the Collr. Mr. Wells now considers that the proposal to construct a bungalow on the Kadri

p. 29 C.J.

p. 32 C.J.

38-39 Journal - pp. 26-27

hill is the most desirable and the H.C. agrees with him. Plans and estimates may be called for. Draft memo is sent. It may be sent to ~~P.W.D. for acceptance~~

D.R.D. 21.1.26. (Dev., Judl (Police) & P.W.D. for acceptance —

25.1.26

GOVERNMENT OF ASSAM
13 FEB 1926
DEPARTMENT & UNDER SECRETARY

Bring up on Friday morning

Rev. U.O. 685C/25-4
12.2.26

Dev.
Judl (Pol)
PWD

U.O.

12.2

Dev. Dept.

Dev: 483 I
13.2.26

To Under Secy

The draft may be accepted in this Dept and the file passed on to Judl. Dept

13-2-26.
15.2.26.

16.2.26.

Dev: 483 I/26-1
2-2-26.

2502 C
26 FEB 1926
17 FEB 1926

Judl. U.O.

Judl. Deptt

Please see the portion marked A at page 13 C.F. Submitted that the draft may be accepted in this dept. & the file passed on to P.W.D.

CURRENT NO.
0745
JUDICIAL A.

ARN
23.2.26.

25/2/26.

Judl U.O. 245-1
28/2/26

15.2.26

C/261

Rev Dept

To Asst Secretary

The draft may issue

KB
3.3.26
D.R.D
4.3.26

6.3.26

S/

Cl

Cl

63

ASST. SECRETARY TO GOVT.
2-MAR 1926
REVENUE DEPARTMENT

Circd 8.3.26.
R. 9-3-26

We may get leave & estimates but it will not be an easy matter to find funds. The F.P. is dead against such expenditure except for special reasons. If we wish for any sense he'd get a clear of what he has got

MN
8/3

What answer was given to Mr Saldanha's Question at the 25 C.S.? Make me see not State bearing

8/3

I agree repairs leave of wd get over the difficulties among st. of student ownership. This is a fine bungalow beautifully situated

ZEM
9/3/26

To Asst. Secy.

Submitted that Mr. Saldanha's question at p. ~~18~~ 25 C. J. was answered at the Leg. Council meeting of 28th October 1925. Please see Question no. 568 and the answer thereto at pp. 90-91 of the Proc. of the Leg. of 28.10.25 sent up. Copy of the Qn and answer is at pp. ~~23-24~~ 31-32 C.J.

~~2. A draft for the lease of the bungalow occupied by the Coll. of Kanara is submitted~~

2. It is presumed that the Colln. should be asked ~~to~~ first to try & secure a repairing lease of the bungalow now occupied by him. A draft memo is accordingly subd. for approval

Read from K.R. 16.3.26 J.R.D. 20.3.26

S

1.4.26.

Issue

Memo. No. 685C/25-A d. 8-4-26.

From the Bd of Rev, LRDS, Rep. No. E. 1929/26-1 d. 1-7-26.

Chepauk, Mad[illegible]6.
Camp C[illegible]ore.

SECRETARY TO GOVERNMENT
1 - JUL 1926
REVENUE DEPARTMENT

My dear Hall,

I enclose [illegible] copy of [illegible] I have written to Wells on the matter of building quarters for District -- Forest Officers in Mangalore. I do this in order to save your passing - orders on the matter of transferring the site for the Collector's bungalow to the Forest Department until the question of site and the number of bungalows is settled.

ASST. SECRETARY TO GOVT.
37 JUL 1926

Yours sincerely,

H. Latham.

Chief Conservator's Office,
Chepauk, Madras, 29th June 1926.

My dear Wells,

Government have sanctioned the erection of two bungalows for District Forest Officers in Mangalore in this year's budget. I understand that for South Mangalore we already have leased a bungalow from 1-1-1924 at a rental of Rs.50 per mensem. It looks therefore as if no bungalow is necessary for this officer. I am also told that the site proposed for the Collector's bungalow is not big enough for the erection of quarters for two District Forest Officers and that it would be necessary for us to take over that selected for the District Superintendent of Police. Is there any likelihood of the - District Superintendent of Police's bungalow being sanctioned at an early date?

If only ~~xxx~~ quarters for one District Forest Officer were built at Kadri would he not have

bazaar? It would also appear that he would be very lonely. It is likely also that the question of watersupply may enhance the rent to such an extent that Government will not be able to get an economic rent from the occupant.

I should be very much obliged if you will let me have an early answer on these points.

Yours sincerely,

K Pattan

To

G.W. Wells Esq., I.C.S.,

Collector of South Mangalore,

South Kanara, Mangalore.

In Memo. No. 685 C/25-4 d. 8-4-26 the Bd of Rev was asked to make arrangements to take on lease for a term of years the bungalow in Mangalore now occupied by the Coll. The Coll reports that steps are being taken for it.

2. The Forest Deptt has asked for the transfer to it of the site on the Kadri hill proposed for the Coll's bungalow. The Bd of Rev has no objection to the transfer if the Govt has no intention of reserving the site for building a bungalow for the Coll at a future date. The CC of Forests has been told that the site proposed for the Coll's bungalow is not big enough for the erection of quarters for 2 DFOs & that it would be necessary for the Forest Deptt to take over the site of the DSP's bungalow. He has addressed the Coll of S. Kanara on the question of the site & the no. of buildings required by the Forest Deptt & until that question is settled, does not want any orders to be passed on the proposal to transfer the site of the Coll's bungalow to the Forest Deptt. Submitted that further correspondence on the question of the transfer of the site of the Coll's bungalow to the Forest Deptt may be awaited

No action is req^d. at present on the Chief Conservator's letter.

7-7-26 19-7-26 8-7-26 8/7/26 14.7.26

D.O. 576 / 29.7.26

Der 2074 I / 28.7.26

Office of the Chief
Conservator of Forests,
Chepauk, Madras.
Dated 28th July, 1926.

Dear Wood:

Your telephone message of 14th July re: site for District Forest Officers' bungalows in Mangalore.

There were two lots of sites selected on the Kadiri hill:-

A - for Collector and District Superintendent of Police area 15.57 acres.
B - site for 2 District Forest Officers' bungalows.

The present Collector (Wells) has said that he thought B interfered with the use ~~of the use~~ of the locality as an airing ground for the residents of Mangalore. I understand the proposal to build a Collector's bungalow has been definitely given up and that Collector and the Board have no objection to our using part of A for the two District Forest Officers' bungalows. There would then be 1 bungalow for District Superintendent of Police -- 2 bungalows for District Forest Officers on the A site and this is where we want permission to build now. There are

funds in the budget and if we cannot get orders very soon we shall not be able to spend them.

Yours sincerely,

H. Latham

To

E.R.Wood Esq., M.C., I.C.S.,
Under Secretary to Government,
Development Department.

ks

To Under Secy.

Please see Mr. Latham's D.O. on pages ~~1-2~~ 18-19 supra. The site now proposed for ~~by~~ the Construction of the D.F.O.'s quarters at Mangalore is the one originally set apart for the Construc of quarters for the Collector and the D.S.P. It is stated that both the Collector and the Board of Revenue have no objection to the present propo the question of the Collector's bungalow being definitely given up. Revenue Dept may now be requested to state whether they have any objection to the Forest Dept taking over the site originally intended for the Collector's bungalow. Put up the connected papers

30-7-26 30.7.26

30.7.26

To W.S.

The Construction of the D.F.O's quarters at Mangalore was sanctioned in G.O. No 386 Dev dt 19-3-26. There are no papers in this Dept on the question of site for these quarters.

30-7-26 30.7.26

31.7.26

Rev. ...

pp 35-36

SECT. SECRETARY TO GOVT. 1-AUG 1926 REVENUE DEPARTMENT

Dev. W.O. 2074-I/26-1
31 7 26.

Dp V.S. 31/7
Rev. C.O. 2691-C
Rd 2-8-26

To Asst Secy

In para 2 of its Ref on p. 44 of the Bd of Rev has stated that it has no objection to the transfer of the site on the Kadri Hill originally proposed for the Coll's bungalow to the Forest Deptt provided it is not the intention of Govt to reserve the site for building a bungalow for the Coll at a future date. In his D.O. on p. 14 supra the CC of Forests had asked that orders on that point might be deferred until the question of site & the number of bungalows required by the Forest Deptt was settled. In his D.O. on pp 18-19 supra the CCF asks for the early transfer of the site in question to the Forest Deptt. Submitted for orders whether this request will be granted.

7-8-26 8/8/26

In O.M.No.685 C/25-4 dated 8th April 1926 the Government, in view of the difficulty involved in finding funds for the construction of a new bungalow for the Collector of South Kanara, considered that the bungalow now occupied by the Collector might be taken on a lease for a term of years and requested the Board to ask the Collector to arrange for the lease and to submit its proposals to Government. In its Reference dated 1-7-26 the Board said that the Collector had reported that steps were being taken to obtain the bungalow on lease for a term of years and that it had no objection to the transfer of the site selected for a new bungalow

pp. 41-42 C.F.

pp. 43-44 ib

partment, provided that it is not the intention of Government to reserve the site for building a bungalow for the Collector at a future date. It does not seem that the site selected for a new bungalow for the Collector can be transferred to the Forest Department until there is a definite report from the Board that the lease of the Collector's present bungalow has been ~~definitely~~ satisfactorily arranged. Before an answer is given to Development, it is submitted that the Board may be asked to report whether the lease has been arranged and when its proposals called for in the O.M. quoted above may be expected. A draft O.M. is submitted for approval.

A

11.8.26

Issue

p45 of Memo. No. 685-C/25-5 d. 10-8-26

47-48 of C. No. 3162C/26 From the Bd of Rev. LR48. Refce No. E 1929-26-6 d. 1-9-26

To Asst-Secy

The Bds final reply to the Memo on pp 41-42 may be awaited till 15-10-26.

C

CN 13-9-26

13/9/26

From the Board's report at pp. 47-48 of CF, it will be seen that the negotiations for the lease of the private bungalow now occupied by the Coll. are likely to be protracted further. Meanwhile the Chief Conservator of Forests is asking for the early transfer of another site selected for a Coll's bungalow on the Kadiri Hill to the forest department

pp. 18-19 supra

for the dept. As already subd. at A on page 22 above the transfer is not possible until the lease of the colls's present residence is satisfactorily arranged. Development may be informed accdly

18.9.26.

Dev't no.

Dev: Dept

Rev no 688-C/25-5
21-9-26

D 2582-I
23-9-26

To Under Secy

Please see Revenue Dept notes on pages 21-23 supra and in particular A on page 22 supra. Revenue may be requested to get the final report referred to in the last para on page 8 c.f. expeditiously and decide the question of transfer of the site to the Forest Dept as early as possible. With the remarks the file may be returned to Revenue.

24-9-26

25-9-26

25.9.26

Dev: no 2074-R1
25-9-26

Revenue no

Rev Dept

To Asst Secy

As already submitted at C on p. 22 supra the Bd's final report may be awaited till 15-10-26.

2-10-26

3.10.26

Rev 3406 C
27.9.26

GOVERNMENT OF ASSAM
23 SEP 1926
SECRETARIAT & UNDER SECRETARY
ASST. SECRETARY TO GOVT.
27 SEP 1926
REVENUE DEPARTMENT

Rev 3631-C

Rd. 14.10.26

ASST. SECRETARY TO GOVT. GOVERNMENT OF MADRAS
14 OCT 1926

UNDER SECRETARY TO GOVERNMENT
14-OCT-1926
REVENUE DEPARTMENT

Chief Conservator's Office,

Chepauk, Madras, 13-10-1926.

Dear Mr. Crombie,

I understand from the Development Department that the question of handing over to the Forest Department the site on the Kadiri hill at Mangalore selected for constructing a bungalow is still under consideration in the Revenue Department.

May I know, please, in what stage the matter is and when orders are likely to issue. The matter is rather urgent.

Yours sincerely,
C. Shelswell.
Personal Assistant to
Chief Conservator.

To

A.D. Crombie Esq., I.C.S.,
Under Secretary to Government,
Revenue Department

To Asst Secy

Please see notes from the typed note on p.21 supra. The Bd's final reply to the memos on pp 41-42 + 45 cf has not been received. A draft reminder to the Bd of Rev & a draft D.O. reply to Mr. Shelswell are submitted for approval.

May issue
Cons
19.10.26

CDV
18-10-26

Rev
18/10/26

19/10

Memo No. 685-C/25-7 d. 19-10-26.

C.No. 3930 C/26. From the Bd of Rev, LR&S, Rep E.No. 1929/26-8 pp 51-52 Rep.

d. 6-11-26

To Asst Secy

The Collr of S. Kanara has reported that the question of obtaining the terms of the lease for the bungalow is still under correspondence with the owners & that at this stage it cannot be said with certainity when the lease of the bungalow can be satisfactorily arranged. ~~Nothing therefore can be done at present.~~

The file may be sent to Dept for perusal.

CM 17/11/26 — Dy 18/11/26

Rev No 685-C/25-6 18-11-26

CM 13-11-26

Sm 16.11.26

Dev: Dept

To Under Secy

The file may be returned to Revenue after perusal.

Ok 22-11-26 — 24.11.26 — 27/11/26

D 3041-I 19-11-26

Dev. No 2074-I/26-3 23-11-26

Rev. No

C No. 4105 C/26. From the Bd of Rev, LR&S, Rep No. E. 1929/26-9 pp 53-54 Rep

To Asst Secy

In Memo No. 685-C/25-4 d. 8-4-26 the Bd of Rev was informed that in view of the difficulty involved in finding funds for the construction of a new bungalow for the Collr of S. Kanara the Govt considered

Rev-4620-C 24-11-26

that the bungalow [illegible]

taken on a lease for a term of years subject to the condition of the Govt's executing the necessary repairs to it. The Bd was asked to instruct the Coll to arrange for such a lease. See his letter on p. 54 of the Coll has stated that his attempts at procuring a lease of the bungalow have been unsuccessful that it is not possible to obtain a satisfactory term lease. The only other alternative therefore is to build a new bungalow for the Coll on the Kadri Hill when funds are available. Please see in this connection the remarks of Mls C_2 + C_4 on p. 12 supra. For orders whether the construction of a new bungalow for the Coll on the Kadri Hill will now be approved & the Bd offer ~~another~~ asked to submit plans & estimates for the bungalow.

Letter of the Bd Pg [illegible] p 54 cf

CM 5.12.26

2. The Forest Deptt are anxious to know whether the site on the Kadri hill proposed in the construction of the Coll's bungalow can be transferred to that deptt for constructing quarters for two DFOs. Deptt may now be informed that the site in question cannot be transferred to the Forest Deptt.

Doc on pp 18-19 & 24 supra

CM 5.12.26

CM 5.12.26

CM 29-11-26

1.12.26

C_2

C_4

10.12.26

C_2 Although has promised to try to get this into the Budget. 10.12.26

C_4

Cwa 10.12.26.

10.12.26

10/12/26

To Asst Secy

A draft memo is submitted for approval.

It may issue with the concurrence of Deptt, Judl (Police) + PW&LD.

Con
13/12/26

Dev

Judl. (Police)

PW&L

Revenue 685-C/26-7
13-12-26

CAV
11-12-26

11.12.26

ASST. SECY. TO GOVT. 12 DEC. 1926 CHIEF SECT.

14 DEC 1926 CONSTITUTIONAL DEPARTMENT + UNDER SECRETARY

Dev: Dept

To Under Secy

Please see Rev: notes on pages 26-27 supra. The draft OO may be accepted in this Deptt. and the file passed on to Judl (Police). Revenue may be requested to send a copy of the draft OO below to this Dept for communicating it to the C.C. of Forests.

Dev 33/15 #I
14/12/26

CURRENT NO. 4901 JUDICIAL A

14/12/26

12.12.26

20/12/26

Judl (Police)

21.12.26

Dev wo. 20741/26-4
22.12.26

Judl Deptt

The draft memo may be accepted in Judl. Revenue may be requested to send a copy of it to forest for communicating to the I.G. of Forests.

With these remarks the file may be ~~[illegible]~~ passed on to P.W. & L

Lo
15.12.26

Judl wo 4901-1
11/27

SECRETARY TO GOVT. 5 JAN 1927 183 PUBLIC WORKS AND LABOUR DEPT.

Law 4.1.27

The draft memo may be accepted & the file returned to Rev.

JKL
5.1.27

Secy
6/1

PWD Ltr no 18 3 c/27-1
- 7.1.27

Rev. no

Rev Deptt

ASST. SECRETARY TO GOVT. OF REVENUE DEPARTMENT
8 - JAN 1927

357/27 From the I G of Police R.C. No. 666/H+B 26 d. 3-1-27.
pp 53-54 cf

Rev 92 - C
Rep 8.1.27

To Asst Secy

Deptt, Jnl (Police) and PW&D have accepted the draft memo. Copy of the memo with copy of the Bd's reference on pp 53-54 cf are noted in the draft for communication to Jnl (Police) & Deptt Depts. Submitted that the draft may now issue.

Cny
11.1.27

2. As Jnl (Police) will communicate to the IG of Police the memo (& the Bd's reference) it seems unnecessary to send a separate reply to his letter on pp 53-56 cf.

× p. 27 Subs
No necessary
Cny
11.1.27

Cny
11.1.27

on pp 53-56 of which
accompany the memo
11.1.27

CDr
10-1-27

Cny
10.1.27

√

To Secy.

A revised O.M is submitted for approval. The O.M originally submitted has been accepted by P'W&L, Jnl (Police) and Rev. Deptts. As the revised O.M does not differ from that originally put up, materially, ~~it~~

× placed below the revised draft

quell (P. dist) as requested by them, it is submitted that the revised G.O. need not be sent to these depts again for acceptance

Issue

17.1.27

Issued as memo No. 685 C/25-8 d. 18.1.27

C No. 2004 C/27 From the Bd. of Rev. MRS.

Ref No. E. 1929/26. Rd. 55.27

To A.S.

Please see the Board's report at (this on at pp 57-58 ch d) pages 59-61 C.F.

2 The Collector's recommendation at A on page 60 ch and the Board's opinion at B on page 61 are points for the consideration of the P. W & L Dept. The file may be sent to that Dept for remarks.

E.D.
10.5.27
12.5.27

The remarks of the P. W & L Depts. may be invited on the Coll's suggestion and the Board's proposal at pp 60-61 C.F.

Con
13.5.27

Pl Pl

This important and highly controversial question should be referred to the CE (R&B) for consideration and report

Sen
17/5

Rev. O
685 C/25
16/5/27

J.D.

ASST. SECRETARY TO GOVT. 17 MAY 1927 REVENUE AND LABOUR DEPT.

Draft b.o.s. to the C.E. (R&B) is submitted

PCL 18/5/27 AM 18.5.27

PCL 18.5.27

SM 18/5

Bill Department 26/5

M

7987-C 20 MAY 1927 PUBLIC WORKS DEPARTMENT

Endt to CE (B&R) No. 7487C/27-1 dt 20.5.27 ~~[illegible]~~

from the CE (B&R) No. 1948WN/27-2 dt 8.7.27 p 62 C

Further report from the CE may be awaited — till 15-9-27

DLG 12.7.27.

The file may however be sent to Rev with reference to the CM's views re: change of site. Apparently the CM has addressed or is about to address Govt in the Rev Dept on the subject

p 65 C

P.W.&L.D. No. No. 7987C/27-2 14.7.27

PCL 12.7.27

PCL 13.7.27

SM 14/7

Rev. ...

UNDER SECRETARY TO GOVERNMENT 15.-JUL.-1927 REVENUE DEPARTMENT

ASST. SECRETARY TO GOVT. 12 JUL 1927 REVENUE

Rev 2861C 18.7.27

(49)

Bangalore Coltr's residence - Lease of rented bungalow

No. 2783 C/27. From the Board of Rev Ref No E. 1929/26-13 of 9.7.27.

To A.S.

The main file was sent to P.W.D. with Rev. no. No. 685C/25 dated 16.5.27. In the present reference the Board recommends that a new building on the top of Kadiri hill need not be built as it is now possible to arrange for the lease of the bungalow hitherto occupied by the Coltr of S. Kanara. P.W.D. may be requested to return the main file for taking action on the Board's present recommendation.

15.7.27

15.7.27.

Can 1677 Rev & Ag

Rev no. 685 C/25-D
16.7.27

SECRETARY TO GOVERNMENT
10672 C
19 JUL 1927
PUBLIC WORKS DEPARTMENT

To H.S.

In its Ref No. E 1929-26 of 9.7.27 the Board has submitted a report stating that as it ~~was~~ is now possible to arrange for the lease of the building in which the Collector's residence is situated there is no need to consider the question of constructing a new building on the Kadur Hills. This was sent to the P. W. D. Dept with Rev No. 685 C/25 of 16.7.27. That Dept may be requested to put up that report and return the file

21.7.27.

E.D. PWD Z. No.

20.7.27

PWD Z Dept

Rev No. 685 C/25

pp66-74 The Bds' Report dated 9.7.27 & the Rev Dept (p31 ante) note thereon have been placed to the file which may now be returned to Revenue

25.7.27 26.7.27

PWD 27.7.27

P. W. & D. Dept.
7787 C/27-31
29.7.27

Rev 30382

ASST. SECRETARY TO GOVT. 1-AUG 1927 REVENUE DEPARTMENT

SECRETARY TO GOVERNMENT 10880 C 22ND JUL 1927 PUBLIC WORKS DEPARTMENT

UNDER SECRETARY TO GOVERNMENT 29-JUL-1927 REVENUE DEPARTMENT

O.M. No. 685-1-11-3-1 8-1-27
C.No. 27 Comm. Ir. board Mbr. Mp. No. E.M. 1 16-7-4. 1-1-27

To Asst. Secy.

Previous notes need not be read)

In his letter R.C.No.3518-25.B-3 dated 16-7-25 the Collr. of South Kanara suggested that the private bungalow occupied by him might be taken on long lease subject to certain conditions. Mainly on account of the divided ownership of the bungalow and the difficulty about the repairs to the later on proposed in his letter submitted with Board's Reference No. [illegible] dated 6-1-26 that a new bungalow should be built for the Collr on the Kadiri Hill. In view of the difficulty involved in finding funds for the construction of a new bungalow the Government considered that the bungalow occupied by the Collr. might be taken on a lease for a term of years subject to the condition that the necessary repairs to it would be executed by the Govt. The Board of Revenue was accordingly requested to ask the Collr. to arrange for the lease and to submit its proposals to the Govt. Vide O.M. No. 6850/25-4. dated 8-[illegible]-26.

2. In his letter submitted with Board's Ref. No.1929-26-6, dated 7-9-26 the Collr of South Kanara reported that the bungalow and the premises occupied by him were the joint property of Mr. John J. Fernandez, Mrs. Brito and Mrs. Juliana Fernandez (Daughter of Mr. John J. Fernandez) that Mrs. Juliana Fernandez was entitled to only one fourth rent and that Mr. John J. Fernandez was negotiating to purchase the share belonging to Mrs. Brito. The Collr. also stated that he negotiating with Mr. Fernandez for the lease of the bungalow.

3. Subsequently in his letter submitted Board's letter No. B.1929/26-9, dated 19-11-26 the Collr of South Kanara reported that Mr. Fernandez said that his attempts at an amicable settlement with Mrs. Brito

not therefore do anything in the matter of arranging for a term lease. The Board of Revenue reported that in the circumstances stated by the Collr. the only alternative was to build a new bungalow for the Collr on the Kadiri Hill when funds were available. In O.M. No.685.C/25-8, dated 18-1-27 the Board of Revenue was informed that the Govt. agreed with it, that a new bungalow should be ~~built~~ built on the Kadiri Hill for the Collr of South Kanara on the site selected for that purpose. The Board was also ~~was~~ requested to submit the plans and estimates for the new building.

4. The Board of Revenue has now submitted a report from the present Collr. of South Kanara in which he has reviewed the position from the beginning and has clearly explained how the situation is now entirely altered and how the difficulties hitherto caused by divided ~~ownership~~ ownership have disappeared. A perusal of the Collr's letter and the Board's Reference thereon at pages 67-75 C.F. is solicited.

5. The present position is briefly as follows:-

(1). The bungalow occupied by the Collr is not in such a bad condition as it was believed to be. The landlord is willing to put it in order, reroof it and give Govt. a long term lease. The bungalow has also the advantage of being closer to Mangalore than the Kadiri Hill where the Dt. Forest Officer and the Dt. Supt. of Police are to reside.

(2). Concerning the question of divided ownership it is now stated that Mr. Fernandez has definitely bought out Mrs Brito's share and thus owns three fourth of the share in the bungalow and that the remaining one fourth share belongs to his daughter who is a complete invalid and lives in his house.

Concerning repairs to the building the Govt. origin-

ally proposed that the necessary repairs could be executed by Govt. agency. Vide O.M.No.685.C/25-1, dated 8-[illegible]-26. It is stated that Mr. Fernandez represents (very reasonably in the opinion of the Collr) that he has workmen who can carry out the repa and that he is therefore in a position to do repairs far more [illegible] cheaply than the Public Works Deptt.

6. In the circumstances reported by the Collr the Board of Revenue recommends

(1) that the Govt. should take a lease of the bungalow occupied by the Collr instead of building one for him on the Kauiri Hill

(2) that the repairs to the house may be left to the landlord subject to a stipulation that if in any year after suitable notice he failed to carry them out satisfactorily the Govt. should be entitled to do them and to deduct the cost from the lease amount and

(3) that the Collr may be authorised to enter into negotiations with Mr. Fernandez for a lease on the lines referred to or on such other conditions as the Govt may fix provided the Collr is satisfied by actual proof that Mr. Fernandez has bought out the other shares except that of his daughter and that his daughter is a consenting party and is capable of giving a valid lease.

7. Attention is solicited to H.M.Cl and C3's remarks at page 12 N.F. The proposal to secure a lease if the bungalow was dropped as it was represented that it was not possible to secure a lease. In the circumstances now reported by the Collr it is for orders whether the Board's proposals referred may be accepted. The conditions proposed by the Board seem sufficient.

8. The file may be be sent to the P.W.D. for remarks with reference to the question of repairs.

Yes. Draft — Mr. Wh[illegible] done — [illegible] 1.8.27

or has Pub?

13.8.27

To Asst. Secretary.

A draft O.M. to the Board of Revenue is submitted for approval. The file may be transferred to the Public Department for issue of the draft and for further action as the subject relates to Collector's residences.

12.9.27

Com 14.9.27

Agrd 14.9.27

Pub

Rly & o. 685 of 14.9.27

ASST. SECY. TO GOVT. 15 SEP. 1927 CHIEF SECY.

Public (X) Dept.

Pub X 2092

The transfer of the file may be accepted and the draft Memo. below may issue from this Dept.

2. As leases of buildings are taken in the P.W.D. that Dept. may see the file before issue of the Memo.

Pl. D. 4.0

Pub x no 2092-1 21.9.27

SD. 17.9.27

Agrd 18/9

Pub

ASST. SECRETARY TO GOVT. 14738C 21 SEP 1927 PUBLIC WORKS AND LABOUR DEPT.

ASST. SECY. TO GOVT. 24 SEP. 1927 CHIEF SECY.

Pwd 40 No 14738/27. 23.9.27

Pub 40

(C. 2808) From the ~~Collector of Coimbatore~~ Board of Revenue (L.H. & S.) Endt. No. E. 7109/27, dated 5th. Dec. 1927

The Collector's views seem to be —

(i) that the proposal to build a residence for the Collector on the Kudiri Hill should be definitely abandoned;

(ii) that his present residence should be ~~purchased~~ acquired by Government and till then he should continue to reside there; meanwhile the Collector, wherever he is, should do all he can to push on the lease".

2. There seems to be no definite proposal in Mr. Gwynne's letter for further action; but he seems to think that the ~~result~~ progress of the litigation now started should be carefully watched and steps for lease and acquisition promptly taken at the first favourable opportunity.

3. The Board accepts the views and proposals of the Collector.

4. No action is now possible for starting construction during 1928-29. For orders whether the present correspondence may be closed, and the Board of Revenue asked to report not later than 1st April 1928, as to how matters then stand.

HD.
12.12.27.

It seems to me that the most satisfactory solution would be to acquire the building as compound and to use most of the

compound which 17½ acres in extent for ~~the~~ building residences for the Dist. Govt Officers & the D.S.P. If residences for them have not already been provided — ~~possibly~~ it may be possible & desirable to provide residences for other district officers as well in the compound if space permits. The Collr may, I think, be asked to work out a scheme in consultation with the P.W.D. & local officers concerned.

I do not think that it will be a satisfactory arrangement to leave the bungalow in condition that the landlord carries out extensive repairs.

Coll 12.12.41

p 69 cf.

R.P.C. Residence already completed — see p. 44 infra

CURRENT NO. 4509 JUDICIAL A.

A

Pub(x) no 2092/2122

Tuck
Deer,
R W
Jen

as per

Judl deptt

[CS's remarks at pp 40-41 ante]

Postion marked A at p 41 ante.

Please see orders in G.O. No. 606 Judl d 10.12.27 regarding provision of quarters for the D.S.P., South Kanara. Quarters do not exist already for the D.S.P., South Kanara. The proposal to ~~construct~~ build quarters for him in the compound of the present residence of the Collector (which is proposed to be acquired) may be accepted in this deptt and the file passed on to Dev.

84
28/12/27.

Dev.

28.12.27

Dev. Dept I
5-1-28

Dev: Dept

To under secy

Please see Chief Secy's note on page 41 supra. The quarters for the DFOs at Mangalore were sanctioned in G 26 and it is likely that the C.E. might have taken up the work on hand by this time (vide also A on p 72 Cf.). Anyhow the C.E. may be consulted before agreeing to Chief Secy's suggestion at A on page 41 supra. Draft T.M. is submitted.

12-1-28

13/1/28

4.1.28

Dev. Dept
5 JAN 1928
Form 386 Dev

Dev Dept

Telephone message.

From

The Under Secretary to Govt
Dev Dept

To

The CCF.

Will you please let me know whether the construction of the DFO's Quarters at Mangalore sanctioned in Govt's 386 Dev. dt 19-3-26 has already been undertaken and if so, on what site the buildings are being constructed. ~~[illegible]~~

An early reply is requested.

12-1-28

13/1/28

12.1.28

DF 16/1/28.

Detached 16/1

Please remind 17/1

Reminded 17/1

Please remind 18/1.

TELEPHONIC MESSAGE.

From C. C. F.

1177

To W. S. Secy

Ref. your T. m. of 16th inst. re. Construction of quarters at Mangalore.

Reply

The construction of D. F. O's quarters at Mangalore sanctioned in G. O. No. 386 Dev. 21/9-3-26 has almost been completed in the site originally selected viz. Kadiroli Hill.

18/1

To lib.

Please see C. C's reply above. The Construction of the D F O's quarters in question ~~has~~ nearing completion and as such the suggestion at A on page 41 supra ~~does not concern~~ does not concern this Dept. With these ~~remarks~~ remarks the file may be passed on to P W & L Dept.

18-1-28.

18/1/28

S. M. 9-1.

P W & L.

No. 80-I/28-1

T-28.

Dp 191. 1150. C

18 JAN 1928

P W & L Dept

(Notes from p 36 only need be read)

The chief Secy's suggestion at A on 41 ante

[illegible] accepted in this Deptt, & the case passed on to Finance

23.1.28 [illegible] 24.1.28

[illegible] 25.1.28

Note
Please see also [illegible] at [illegible] file

Fin. [illegible]

PWT&Co No. 1/5[illegible]
25.1.28

Finance (Exp.)

(Please see notes from page 36 ante.)

Submitted that the proposal of the Chief Secretary may be accepted, viz: to acquire the buildings and the compound at Mangalore now occupied by the Collector and to ask the Collector to work out a scheme for providing residences within the compound for other District Officers. (As separate quarters for the D.F.Os have almost been completed, they need not be included in the proposed scheme). page 44 ante

The cost of acquiring the property together with the cost of making the bungalow habitable was estimated at Rs: 79.02.5 in March 1925. para 5 on pp 1[illegible]

When a detailed scheme is received from the Collector it will have to be treated as a part II scheme.

[illegible] 1.2.28

[illegible] 1.2.28

[illegible] 1.2.28.

[illegible] 7.2.28

Fin 28.1.5 Ep
26.1.28

Fin No 28.1.5 Ep-1
8.2.28

ASST. SECRETARY TO GOVT.
13 FEB 1928
REVENUE DEPARTMENT

Pub (X) ND 2092-4
13.2.28

Rev ND for acceptance

C3
13.2.28

Rev. Deptt

Draft for acceptance

SD
13.2.28.

Accepted
14.2.28
Pub.

Public (X) Deptt

Submitted for orders

SD.
15.2.28.

C2
C1

CDB
20/2/28

20 FEB. 1928

Issue
20-2-28

Memo to the Board of Revenue
Land Rev & Sett vide 2092-4 Pub
20.2.1928

Ref No. E. 1462-28-3 dt 13.8.28

Submitted for perusal

SD
15.6.28

R.D. 16.7.28

Part of queries
a answer

From the Board of Rev. Land Rev.
Ref No. E. 1462-28-3
dt 30.6.28

(1558-Pub. (x))
[No. 1582]

Submitted for perusal.

2. P.W. & L. may also see with reference to para 2 of the Board's Proceg & submit to 'Value' this proposal !!

SD.
5.7.28.

6.7.28

P.W. & L.; V.O.

Pub (x) no 1582-1
6.7.28

P.W. & L. offs

In addn to the ~~explanation~~ instructions
P896
issued in para 2 of the Board's Proc, an explanation may be obtained from the Chief Engineer ~~addressing for the~~ the delay in submitting the Valuation Statt. Copy submitted. After issue, the file may be returned to Pub (x)

SECRETARY TO GOVERNOR
7 JUL 1928
588

P.W. & L. no. 588/282
10.7.28
(1) Some Cm
(2) Pub (x) no

9/7

7.7.28

9.7.28

to the Chief Engineer, Gl. Roads & Buildings]

(C.1876) From the Chief Engineer, Gl. Roads & Bldgs.,
No 1656 Ac./28 – C.R., d. 13th August 1928.

The main file on the subject is in Pub. (X), who may be asked to put up the file for reference.

PCK 16.8.28. K.G. 16.8.28.

P.K.S. 17.8.28

P.W.&L. U.O. No 13176 C/28-1 / 17.8.28.

~~The above~~ Pub (X) Dept

The file may be sent to P.W.&L.

U.O. 18.8.28.

P.W.&L. U.O.

P. W. & L. Dept

Please see this Dept's memo at p. 93 C/f and the C. E.'s reply at p. 95. The C. E. agrees with the Superintending Engineer in thinking that except for the delay for about a fortnight between the 9th April '28 and the 25th April there appears to have been no avoidable delay and that there is no use in pursuing the matter further. The Valuation statement was sent to the Collector on 11. 7. 28

22 AUG 1928 13743

Pl. as 3 & 4 q/the & S.E.'s explanation at p. 96-97 C/f

[illegible] and return the file to Public & no

PCell 25.8.28. To reply to the reference regarding the valuation for [illegible] and forward the general table on matter.

PH

So far as the Ex. goes the delay was not very great.

PCell 27.8.28

Pub. x

P. with no 131 26C/28-2

WHM

Please [illegible]

May the [illegible] proceeding [illegible]

[illegible]

28.8.28

HCP 31/8

From the Board of Rev
Land Rev. Ref No 8.7462-4/28
dt 27.8.28

No. 1983
Pages 77-125

The earlier history of the case is summarised in Mr Gawne's letter on pages 67 to 73, C.F. The subsequent correspondence is on pages 73 to 103, ibid.

2. The anticipated cost of the acquisition is Rs. 88,500; the detailed distribution of this ~~[illegible]~~

ASST. SECRETARY TO GOVT. 28 AUG. 1928 CHIEF SECT.

Page 103 C.F.

14529E

PWD & L Dept

Past experience of purchase of private properties as residences for officials has generally been unsatisfactory, e.g. Dr. Jodi's residence at Coimbatore. This is more so in the case of buildings which are old. While tenants are generally satisfied with such buildings, when they are owned by private persons they are dissatisfied when the Govt.

firstly because they may have to pay increased rent & secondly they cannot get from the Govt. ~~the~~ minor amenities which an ~~private~~ obliging private landlord would supply without increase of rent. It is therefore generally desirable that new residences should be provided where possible, but if private buildings are available, as in this case, long leases are preferable to outright purchase as in the case of the Vellam bungalow at Tanjore. ** It will appear from the RE's report p. 110 cf that the building at Mangalore is over 65 years old & that while the cost of the bungalow is only Rs 15,650 the cost of putting it into repair is as much as Rs. 23,800 p. 109 cf Even so, it is doubtful if this will satisfy the future tenants. It may be noted that only a portion of the site is proposed to be acquired & it is not known whether the landlord is agreeable to this whether he will not

** It is true that the Collr (Mr Gaume) reported ~~that~~ (pp 80-82 cf) that a lease was not possible till the suit in connection with the property was finished, but there seems to be no reason why the existing arrangement should not continue for a year or two more, when the question of lease can be considered again.

pieces of land which are not worth building on & whether he will not take the matter to the Courts. If it is decided to accept the Board's recommendation to purchase the property, it would seem desirable in the first instance to enter into negotiations with the landlord & fix upon a price acceptable to both parties. There is no objection in this dept to the proposal being treated as a Part-II Scheme for 1929-30. With these remarks, the file may be passed on to Finance.

B

Pl
5.9.28

Pl
6.9.28

Pl
6.9.28

Sir.

WZ no
14629981
Issued

ASSISTANT SECRETARY TO GOVT
8 SEP 1928
FINANCE DEPARTMENT

Fin 27787 E+P
8.9.28

P.T.O.

(Previous Finance note on page 45 ante.)

In Memo.No.2092-4 Public(X) dated 20-2-1928, it was decided to acquire the building and compound of of the private bungalow at Mangalore, occupied by the Collector of S.Kanara and to use, so far as space permitted, part of the compound for building residences for the D.S.P. and other officers for whom suitable quarters have not been provided. The Board of Revenue was asked to obtain from the Collector, a scheme on the above lines in consultation with the Executive Engineer and other officers concerned.

2. The Collector has now reported that the proposal to build residences for other officers (D.S.P & D.M.O) in the compound of the present private bungalow is not practicable. He has recommended that the bungalow may be acquired together with a portion of the compound (11.30 acres). The Board of Revenue has supported the Collector's proposals. The total cost of acquiring the property and putting the bungalow in order is estimated at Rs.88,545 as follows:-

		Rs.
(1) Land (11.30 acres)	.. ..	46,448
(2) Acquisition of bungalow	.. ..	17,997
(3) Repairs to bungalow	.. ..	23,800
(4) Latrine ..	.. ..	300
		88,545

Item (1) Land

It will be seen that the site costs a great deal and the increased cost is due to the fact that a much larger area than would ordinarily be necessary for a Collector's bungalow has been proposed in this case, as the bungalow stands on a hill which is steep on 3 sides.

Item (3) Repairs:-

The building is old and the P.W.D officers have stated that everything except the masonry and doors and windows require renewal. It will probably be eventually found necessary to renew even some of the

tenants may not like the building and may ask for improvements.

It may be noted that in the case of "the Florican" acquired for the D.M.O. Calicut, the cost of repairs went up to a very large figure as compared with the original estimate.

	Rs
original estimate of cost of acquisition + repairs –	23,850
Revised estimate	35,365
Excess	11,515

3. For these reasons, the Public Department may be requested to consider whether it will not be cheaper and more satisfactory to build a new residence on some other site.

17.9.28

18.9.28

S

I understand from Sec. PWD that he has sent to Public a letter from Mr Thorpe asking if Govt wd make an offer for the late Mr Charles Morgan's bungalow, which Mr Sanker says wd be better & far cheaper than this which seems both extravagant & unsuitable.

19.9.28

Public

Fin no 277 87 Exp-J
19.9.28.

CURRENT NO.
2151
PUBLIC X.

Mangalore, ~~15~~
11th September 1928.

226

My dear Bouter,

You will have probably heard, by the time you get this, that Charles Morgan is dead. He passed out at about 9 o'clock yesterday morning and was buried in the cemetery here last evening. The ultimate cause of his death was internal haemorrage. Kirwan and myself are his trustees and I am writing this chiefly to let you know that the bungalow with its 8 odd acres of land and

Public (X) U.O. 1582-3
3.9.28
P.W. & L. & Fi.

Public (X) Department.

The main file on the acquisition of the present Collector's bungalow as a residence for the Collector was sent to P.W. & L. and Finance with this department's u.o.No.1582-3 dated 3-9-1928.

2. On the 2nd March 1927 the Collector of South Kanara (Mr. G.W.Wells) furnished the following information regarding official residences in Mangalore:-

G.O. R No 215, Pub., d., 20-4-1927 (put up in another file)

(1) No Government bungalows are provided for the

outhouses is to be sold.

I do not know if the Madras Govt. would be interested from the point of view of acquiring it for a Collectors Bungalow. I believe the present Collector's bungalow is still in a pretty bad state.

I am writing this with full authority and the knowledge of my co-trustee.

I hope everything is going well with you and that Mrs. Souter is keeping fit. With kindest regards to you both.

Yours sincerely
Harold T. E. Sharpe.

5

[illegible] is [illegible] a letter bringing them the present [illegible] opinion, at any rate so as regards its [illegible] It is [illegible] in Jeppiaar [illegible] the [illegible] to transfer [illegible] the [illegible] of adding it [illegible] well [illegible] [illegible].

19. [illegible] acknowledging receipt of letter [illegible] it to the proper dept

Ch[illegible]
15.9

Pub.

CHRG. NT. NO.
2127

the Collector and the District & Sessions Judge;

(2) The private bungalows occupied by these two officers are suitable as residences.

(3) The bungalows occupied by the Collector and the Judge have hitherto been available for successive officers and probably will remain so; but as the Judge remarks, it depends on the whims of the owner for the time being.

(4) If these bungalows fail to become available for these officers at any future date there will be great difficulty. I do not know of any suitable private bungalow.

3. It will thus be seen that even if the present bungalow is required for the Collector a Government residence for the District Judge may also have to be provided. For orders whether an extract from Mr. Thorpe's letter may first be sent to the Collector demi-officially for his remarks as to whether --

acquired?

(i) the building may be acquired; and
(ii) ~~whether it will cost~~ that the acquisition will cost;
(iii) if acquired, whether it may be assigned to the Collector or the Judge.

Yes. HCG
7-8-28

Both the heir & I know the bungalow (he more better than I do). I don't think the present Collector's opinion is needed. I am content

as I recollect there are bazaars quite close to the bungalow excluded of course which the Collector's bungalow is in a hill. I do not know what the P.W.D. valuation of the bungalow is or whether it is fit for repair. I expect it is as he says an old bachelor's man. I fear the price may be beyond what Government would be willing to pay. He might ask Mr Thorpe what price Mr Thomas would ask & whether they would be willing to allow an examination & valuation of the P.W.D. if he thinks the matter worth pursuing.

[illegible]
17/9

C3 to See

[illegible]
[illegible] C3

CHIEF SECRETARY
17 SEP. 1928

The bungalow referred to is I assume the bungalow which when I was in Mangalore was the residence of Mr. Henry Morgan. At that time Mr. Charles Morgan resided in a bungalow, rented, I think, and not belonging to the firm, on the road which led from Jeppo ~~from the bungalow~~ to the fish bazar. I suppose that after Mr. Henry Morgan's death, Mr Charles Morgan removed to the bungalow at Jeppo. It was a substantial bungalow well equipped with outhouses etc., and I have no doubt, has been kept in excellent repair. It would be perfectly suitable for the residence of either the Judge or the Collector. At that time, so far as I remember, there was no Bazaar of any consequence in the immediate neighbourhood such as to interfere with the amenities of the bungalow, but I do not know what has happened in that quarter since the coming of the railway. The Collector's bungalow

to West Coast conditions, and as its compound abutted on the compounds of other bungalows or land too steep for building on it was protected against any undesirable neighbours. The Judge's bungalow at that time was one on the Lighthouse or Club Hill, adjoining the grounds of the Aloysius College. At that time the Aloysius College people were very anxious to purchase it. Apparently they have not yet got it: either they have ceased to want it or the dignity of having the Judge as tenant has influenced the owner. If I were Collector I should much prefer to have the present Collector's bungalow. But as my Hon'ble Colleague says it is a question of price.. The Jeppu bungalow would probably require no additional expenditure to ~~to~~ fit it for a Collector's residence. The cost of the present collector's bungalow would include purchase price plus a very considerable sum for putting it in order. My impression of the building when I last saw it about 1921 ~~is~~ was that it ~~was~~ has greatly deteriorated since I had last seen it in 1904. If that process has continued the bill for repairs may be very heavy. I agree that it would be worth while putting to Mr. Morgan's trustees the questions suggested by my Hon'ble Colleague.

CHIEF SECRETARY 19 SEP. 1928 MADRAS

19-9-1928.

Draft dD to Mr. Thorpe is submitted.

2. Reference is solicited to the notes on pages 50-54 above in which P. W. & L. and Fin. depts. have noted against the acquisition of the bungalow now occupied by the Collector.

Sept. 4/9/28

20/9

3D.
21.9.28

Public (X) Department.

D.O.No. 1582-4 dated 25-9-28

Dear Mr. Thorne.

I am desired to acknowledge the receipt of your letter of the 11th September 1928 to Mr. Souter, regarding the late Mr. Charles Morgan's bungalow. I am to enquire what price the trustees would ask for it and whether they would be willing to allow an examination and valuation of the bungalow by the Govt. Public Works officers.

(pp 55-57 n.f)

(portion excluded K at page 59 n.f)

Yours sincerely,

To

Harold F.E. Thorpe Esquire,
Mangalore.

SD
21.9.28.

2579

PERMANENT
2243
PUBLIC X.

Mangalore,

29th September 1928.

Dear Mr. Stokes,

I am in receipt of your D.O.No.1582-4 of the 24th instant regarding the late Mr. Charles Morgan's bungalow.

I have discussed the question with my co-trustee We have not yet had time to go thoroughly into the matter; but we would be prepared to accept Rs:65,000/- for the bungalow as it stands, with its furniture, pumping machinery, garages and out-houses and roughly 8 acres of ground, etc.,

We are quite willing to allow an examination and valuation of the property by the Government Public Works officers. I believe something in this direction has already been done.

Yours sincerely,

W. O. E. Thorpe.

~~H. C. Stokes, Esq.,~~

Public Department,

(Camp) Ootacamund.

CHIEF SECRETARY
1-OCT. 1928
GOVT. OF MADRAS

[illegible]

[illegible]

[illegible] the Chief Engineer [illegible] (a) cost of land; (b) value [illegible] building; (c) furniture; (d) any other [illegible] and also [illegible] expenditure is likely to be required on repairs, improvements and alterations to make it suitable for an official residence

ASST. SECRETARY TO
8-OCT 1928
PUBLIC WORKS AND LABOUR DEPT.
169396

Pub Sec 2249-1

P.W.D. 40

P. W & L Dept

Draft memo to the C-E is ——

Submitted

Pl. 9.x.28

Cust 10.10.16

The Finance Dept. object to include these proposals as 'Part II Scheme' this year because the final valuation statements have not yet come in, and therefore, it is urged, there is no 'scheme'. I venture to urge that there is sufficient information to lay the matter before the Finance Committee, and that (since a 'supplementary grant' will probably not be possible) it would be most undesirable to hang up both these houses for another 12 months or more. In the case of the Mangalore house, the figure given is that provisionally demanded by the vendors. They will probably stick up their figure if kept waiting and will certainly refuse to delay the settlement of the deceased estate for another 18 months merely because the inquiries are not absolutely complete, and red tape forbids.

As to the Vizag houses, land values there are increasing so rapidly that the sooner we complete the business the less we shall have to spend. I have asked P.W.D. to wire for the valuation figure etc., but meantime I suggest that the proposals go in as a Part Scheme for 1929-30.

H.G.S.
6-11-28

As regards the bungalows at Vizagapatam the file

has been going since last January and yet the information is not complete. I cannot press that case. As regards the S.Kanara bungalow, there seems no doubt that the price asked is very reasonable compared with the cost of acquisition of the Collector's present bungalow. But the M.L.C. has sent in a telegram objecting to its acquisition being 'rushed'. If the scheme is to go forward at all it must go forward in the usual way through the Finance Committee.

N.E.M.
7-11-28

T.E.M.
9-11-28

As to case I, I agree with my Hon. Col. C-1. [Let me know as regards Vizag. why the information is not complete, to what the delay is due. Why should it take 10 months to obtain it. In April the Executive Engineer said he would send his report by May. Report to me direct]

G.
13-11-28

Submitted that the file may be sent to P.W. & L. U.O., to put up the Chief Engineer's report, if received; to get it from him without delay if not yet received. A note for the Fin. Committee.

Public 1958-1
PRELIMINARY
C
18 NOV 1928
20098

PWD & Deptt

Please see the CE's telephone message on p. 142 c/f. The valuation statement was promised by the S.E. to be sent to the CE. on the 16th. So, it may be received now very shortly. Its receipt may be awaited till the end of this week, viz 24th inst.

19.11.28

19.11.28

p. 136-137 c/f Issued as Memo No 16989 C/28-1 dated 10.10.28

Cno 20453C From the C.E. (R&B) No 2727AC/28-C.P. dated 20.11.28

Please see this Deptl Memo at pp. 126 - 127 c/f and the C. E's reply at pp. 143 to 144 c/f. The C. E has forwarded 3 statements giving the valuation as estimated by the Divisional Officer Mangalore of the late Mr Morgan's property under the heads buildings, fittings and furniture. The entire property is valued at Rs 78,233/- under as

p. 147-153 c/f

p. 148 c/f

p. 148 c/f

Cost of buildings -	Rs 41,779
" fittings	Rs 3850
" furniture	Rs 2500

the owner of the property is willing to accept Rs 65,000/- for the whole property. The E. E. has reported that no alterations or improvements worth the name are needed and as the buildings are in fairly good condition except some sundry repairs to walls & painting some of the interior rooms the cost of which may not exceed Rs 2000/-.

~~The file may be sent to Public~~

Pell 22-11-48

2. Ordinarily, Govt. residences are not supplied with furniture at Govt. cost. If in any case furniture is supplied a rent of 15 p.c. should be recovered on its capital cost. There is always considerable trouble if Govt. furniture is supplied, as officers' tastes differ, ~~good is~~ ~~[illegible]~~ and repairs and renewals are a costly item. Either the residence should be purchased without the furniture or if purchased the furniture may be sold in auction & the proceeds credited to the estimate of the tenant (other) wishes to

Para 237 of the Manual, Pt. VI. Vide Subsidiary Rule 11 to para 268 under FR 45 A on p. 62 of the code.

to purchase it if they so desire, he may be allowed to do so, the balance only, if any, being sold in auction.

3. If it is decided to purchase the property, the price to be offered may be agreed upon by negotiation & then acquisition may be resorted to. The price to be fixed may include 15% as solatium.

4. Attention is invited to the protests of Mr K. R. Karant M.L.C. on pp 128-138 C.P.

5. The file may be returned to Public X

Rlh 22.11.28

RP 22.11.28

The figure quoted by the Executors of Mrs Thorpe's will is well within the valuation of Rs 10.0. If under the rules the cost of the site is deducted from the total, the Colls will get a cheap house. As regards the site it is worth only between Rs 2000 & Rs 3000 & can be had for what it will fetch. I may add that I have been informed by Mrs Thorpe that the local agitation against

M

the inquiries ... J. J. Jeswanth, the owner of the old Collector's bungalow and land in the letter ... to Mr. Leech.

Clt
22.11.28

Put (X)

M

ASST. SECY. TO GOVT.
23 NOV. 1928
CHIEF SECT.

P-W Jd no
No 16989 e/18-2
22-11-28

Public (X) Dept.

The estimated value and cost of repairs of the above bungalow compares with that of the ~~present~~ present residence of the Collector as shown below:

Item	I State Mr. Morgan's bungalow	II Present residence of the Collector
	Rs.	
I - Cost of acquisition	~~[illegible]~~	
1. Land	(6.915 acres) 30,404	(11.30 acres) 46,448
2. Buildings + fittings (a)	41,779 + (a) 3,550	17,997 + (fitting) 300
3. Furniture	2,500	
II. Cost of Repairs	2,000	23,800
Total cost	80,233	88,545

Bungalow I is offered for Rs. 65,000; and the sale proceeds of furniture may be set off against the cost of repairs. The present residence (No. II above) will therefore cost 36 p.c. (65000 + 23,545) more than Mr. Morgan's (No. I above). ~~This~~ The Collector seems therefore preferable in every way. For orders whether a note for the Fin. Com. may be put up for inclusion of the

FINANCE DEPARTMENT
6 NOV. 1928

Fin. 38 U 11 Misc
26-11-28
Fin. Misc. 2558-2
24.11.28

Purchase of a bungalow for the residence of the Collector of South Kanara at Mangalore

It is proposed to purchase the bungalow of the late Mr. Morgan for Rs 65,000. According to the valuation of the P.W.D., the property is worth about Rs 78 235. The Executive Engineer reports that the bungalow is in excellent order and needs very little repairs. The cost of repairs is estimated at Rs 2000/-

p 62 ante

p 144 C.F.

2 H.Hs. G & C. have agreed to the scheme going forward as a Part II scheme for next year. Subd. that Public may be requested to prepare the necessary note for the Finance Commission.

p 65 ante

27.11.28

28.11.28

S

28.11.28

Public

38010-1B2III
28.11.28

ASST. SECY. TO GOVT.
29 NOV. 1928
CHIEF SECT.

the Collector's usual notice & inquiries
laid to form the necessary compromise
– see Board's approach in Ps 103 & 150 c/.

1.12.10

C1
C3
H8

P. W. to Dept

Subject: Mangalore - Collector's residence
Acqn. of the late Mr Morgan's bungalow

C.no 21040 C From the Board of Rev: E. No 1462/28-6 dated 23. 11. 28

The Board of Revenue is not in favour of acquiring the late Mr Morgan's bungalow for the Collector at Mangalore. Vide reference at pp 3-4 C.f. The main file on the subject ~~[illegible]~~ was passed on to Public(X) on 22. 11. 28. Suggested that this may also be sent to Public (X) in continuation

Pell 29-11-28 Ch 29.11.28 RS 29.11.28

Ch 30-11-28

Pub(X)

P. w to Rev No 21040 C/28-1 30. 11. 28

ASST. SECY. TO GOVT. 30 NOV. 1928 SPEC. SECY.
CURRENT 27333 PUBLIC (X)

Public (X) Dept

Reference is solicited to Mr. Wells' first letter dated 19th October 1928, ~~dated~~ No Ref. B3-2229-28, on pages 162-163, C.F.; his second letter dated 4th Nov. 1928, Ref No B3-9902-28 on pages 155-157, C.F.; and the remarks of the Board of Revenue (Mr. H.L. Braidwood, I.C.S.) on pages 157-158 C.F. For orders whether, with reference to these reports, the proposal to acquire

be ~~considered again~~ re-examined, or whether a note for the Finance Committee may be prepared at once for ~~it~~ inclusion of the requisition in the Budget for 1929-30.

J.P.
30.11.28

On the whole it seems best to acquire the Collector's usual residence and sufficient land to form the necessary compound - See Board's remakrs on pp.103 to 158 c.f.

ccl
3.12.28

C, 4/12/28
C3
H2

Very well. But the make-up in the land seems absurd.
Lt
4/12/28

I know the present bungalow which is certainly an excellent one if put into repair.
G.
6. VII-28

CHIEF SECRETARY, 6 - DEC. 1928, GOVT. OF MADRAS.

Draft Note for the Finance Committee is submitted. No reference is made in the note to the consideration of Mr Thorpe's offer re: the late Mr. Morgan's bungalow.
2. A reply may go to Mr. Thorpe after

proposal.

If the draft is approved, it may be sent to the U.O., through P.W. & L.

SD
8.12.28

Public. 2558-3
8.12.28 P.W. & L. } W

21876.c
8 DEC 1928

P.W. & L. Dept.

Please see my depts note on pp 50-52 ante, especially the suggestion at B on p. 52. It does not appear that any negotiations have been opened with the owner of the bungalow as to the price for which he is prepared to part with it. It is quite possible that he may not demand as much as the official valuation put upon it viz Rs 64,445 (excluding cost of putting the bungalow into repair & cost of building a latrine), just as Mr. Rorke asks for only Rs 65,000 against the valuation of Rs 78,233 (excluding cost of repairs). Also, the fact that Govt have been negotiating for the last two years bungalows which enhance the owner to offer a more

as he seems anxious that his house should be purchased in preference to the Morgan's bungalow, please see on this Connaught Secy's note at N1 on pp 68-69 ante. It seems therefore that the Office may be asked to open negotiations with the owner & report what price he is prepared to accept. Meanwhile, as there is no time to do this & orders for this F.C. have to reach Simla before the 15th inst, the draft note below may be accepted for purposes of budget provision. If any lesser price is settled upon, this can be substituted at a later stage. With these remarks the file may be passed on to Simla.

8.12.28

8.12.28

8.12.28

Sir

P. Work no
No. 21 8679/28
8.12.28

(Finance noted last in page 70 ante)

Finance (BE III)

It is now proposed to acquire the bungalow usually occupied by the Collector, as an alternative to purchasing the bungalow of the late Mr. Morgan. H.M. & H.E. the Governor have agreed to this — p 72 ante

8 DEC 1928
FINANCE DEPARTMENT

39936 BE III

may be accepted & the following added as note by the Finance Deptt:—

"The proposal may be placed before the Finance Committee as a Part II scheme for 1929-30"

bmc 8.12.28

DMD 10.12.28

S

Apparently acq: will be a protracted proceeding & I doubt if Rs 25,000 can be spent on repairs in the year after acq^n. Rs 5,000 only need be provided in 1929-30 & cost in the year reduced to Rs 18,000.

If any negotiations for a lesser price are to be opened, it would be as well to do so without delay. As Mr Karandikar is a member of F.C. who will get the funded note shortly, he will no doubt tell this fund that Govt have decided to acquire for the figure given in the note.

10.12.28

Public

39936-/13 E III
10.12.28

Pub (X) Deptt

BOM. SECT. GOVT.
11 DEC. 1928
CHIEF SECT.

Land acquired para 4 in consultation with Mr. Lee. If the note is approved, the Coll

nce it been made clear that actual acquisition must await provision of funds

14/12/28

11.12.28

C, 11/12/28

C3

Why not tell the Collector to negotiate now, & put in the B & D scheme in the meantime. I wish we could do this legislation altogether. Then pay Rs 4.6 crs for this stretch of barren rock

11/12/28

Cost sanctioned by R. [illegible] to be [illegible]

CHIEF SECRETARY
12 DEC. 1928
GOVT. OF MADRAS

Draft memo (in accordance with C.S's personal orders) is submitted

12.XII.28

S.D. 12.12.28

12.12.28

CHIEF SECRETARY
13 DEC. 1928
GOVT. OF MADRAS

C1

12/12/28

[Memo No 2733-1 Public] 13.XII.28]

168 c.f has issued.
The file may be sent up to Finance and P.W & L Depts for perusal

14.XII.28

14-12-28

Pub X no 27330
14.XII.28.

Fin. } up
P.W & L

Finance (B&III)

Please see Finance note on pp 74-75 and H.H. C.S.'s note on p 76. and the case may be passed on to P.W & L Deptt after perusal

14 DEC 1928

15.12.28

15.12.28.

BEIII
40815

Thos Bulkeley
15.12.28

S
15.12.28.

Rec'd 6 pm
14.12.28

P.W.L. Deptt

40815-1/BEIII
15.12.28

22362C

The case may be returned to Public (X) after perusal

15.12.28

15.12.28

Pub (X)

ASST. SECY. TO GOVT.
18 DEC. 1928
CHIEF SECY.

P.W. & L. No. 22362 C
17/12/28

17.12.28

The alterations to the note for the F.C. suggested by Public on p. 78 ante may be accepted & the file passed on to Fin.

PH 4.1.29

4.1.29

4.1.29.

Fin.

P.W. & Mines No. 152c/29-1
4.1.29.

Finance (B&E III)

4.1.29.

The note for the Finance Committee with the alterations suggested by Public on page 78 ante may be accepted in variance. Labour may be requested to circulate the case to HMC3 vide W.T.'s note on page 76 ante.

341

4.1.29

5.1.29.

S

5.1.29 Public

ASST. SECY. TO GOVT.
5 JAN. 1929
CHIEF SECT.

341-1/29 III
5.1.29

Pub (X) Dept

Submitted for orders
Draft note in the Committee's approval
5.1.29.

Special at Office

5.1.29.

5.1.29

C1
C3
HE

7.I.29

CHIEF SECRETARY
8 JAN. 1929
GOVT. OF MADRAS

NOTE FOR THE FINANCE COMMITTEE

Part II Scheme, 1929-30.

Buildings, Residence - Collector of South Kanara.

Head of account in the Budget Estimate	Items of Expenditure	Cost of Scheme During 1929-30	Ultimate.
41.a. Civil Works - Transferred - Original works. Buildings - f - General Administration	Acquisition of a bungalow, with compound, in Mangalore as residence for the Collector of South Kanara and putting it in proper habitable condition	~~[illegible]~~ 60,000	~~[illegible]~~ 79,000

Note by the administrative department

No Government bungalow has been provided for the Collector of South Kanara. He is living in a private bungalow which has been in the occupation of successive Collectors for a very long time. Though now it is in bad repair, it is a comfortable and sufficiently commodious bungalow in an excellent elevated and airy situation. Attempts were made to have the building put in proper repair, so that some might take a long lease of it for use

as Collector's residence. But owing to the divided ownership of the property no settlement could be arrived at. It is accordingly proposed to acquire it under the Land Acquisition Act.

2. The total extent of the compound is 17½ acres; it was originally intended to take the whole plot and build one or two more residences in it for other officers, but this was found impracticable. It is therefore proposed to acquire only 11.30 acres. Of this area, 6.58 acres are absolutely necessary to make the bungalow habitable. The remaining 4.72 acres form a steep slope and is useless for any purpose. It has, however, to be acquired partly in order to preserve the amenities of the bungalow but more particularly because this plot would lose its value to the owners because of the acquisition of the bungalow and they could therefore compel its acquisition.

3. The Board of Revenue, one of whose Members has personally inspected the locality,

(portion scheduled A page 158 c.f.)

posed acquisition.

4. The estimated cost of the acquisition of the bungalow, with a compound of 11.30 acres and the tree growth thereon, is about Rs. 55,000. Repairs to the extent of Rs. 24,100 are also needed to put the bungalow in proper ~~[illegible]~~ habitable condition. The total expenditure on the scheme will therefore amount to Rs. 79,100 (or Rs. 79,000 in round figures).

5. It is requested that an amount of Rs. 60,000 may be provided for the work in the Budget Estimate for 1929-30.

A. Y. G. C. 3.1.29.

<u>Note by the Finance Dept.</u>

The proposal may be placed before the Finance Committee as a Part II scheme for 1929-30.

H. A. W.
5.1.29.

Public Department.

NOTE FOR THE FINANCE COMMITTEE.

Part II Scheme, 1929-30

Buildings, Residence - Collector of South Kanara.

Head of account in the Budget Estimate	Items of Expenditure.	Cost of Scheme During 1929-30	Cost of Scheme Ultimate.
41,a. Civil Works - Transferred - Original works - Buildings - f. General Administration.	Acquisition of a bungalow, with compound, in Mangalore as residence for the Collector of South Kanara and putting it in proper habitable condition.	60,000.	79,000

Note by the administrative department:

No Government bungalow has been provided for the Collector of South Kanara. He is living in a private bungalow which has been in the occupation of successive Collectors for a very long time. Though now it is in bad repair, it is a comfortable and sufficiently commodious bungalow in an excellent, elevated and airy situation. Attempts were made to have the building put in proper repair, so that Government might take a long lease of it for use as Collector's residence. But owing to the divided ownership of the property no settlement could be arrived at. It is accordingly proposed to acquire it under the Land Acquisition Act

2. The total extent of the compound is 17½ acres; it was originally intended to take the whole plot and build one or two more residences in it for other officers, but this was found impracticable. It is therefore proposed to acquire only 11.30 acres. Of this area, 6.58 acres are absolutely necessary to make the bungalow habitable. The remaining 4.72 acres form a steep slope and is useless for any purpose. It has, however, to be acquired partly in order to preserve the amenities of the bungalow but more particularly because this plot would lose its value to the owners because of the acquisition of the bungalow and they could therefore compel its acquisition.

3. The Board of Revenue, one of whose Members has personally inspected the locality, has recommended the proposed acquisition.

4. The estimated cost of the acquisition of the bungalow, with a compound of 11.30 acres and the tree growth thereon, is about Rs.55,000/-. Repairs to the extent of Rs.24,100/- are also needed to put the bungalow in proper habitable condition. The total expenditure on the scheme will therefore amount to Rs.79,100/-(or Rs.79,000/- in round figures).

5. It is requested that an amount of Rs.60,000/- may be provided for the work in the Budget Estimates for 1929-30.

A.Y.G.Campbell,
3-1-1929.

Note by the Finance Department.

The proposal may be placed before the Finance Committee as a Part II Scheme for 1929-30.

H.A.Watson,
5-1-1929.

m.k.r.

CURRENT NO.
0107
PUBLIC X.

Meeting of the Finance Committee

held on 11th January 1929.

Part II schemes for 1929-30.

The Committee considered the schemes relating to the Chief Secretariat, P.W.& L. and Finance Departments schemes included in the supplementary lists and postponed items.

2. Chief Secretariat.

The Committee considered all the remaining schemes held over from the meeting on 10-1-1929. The following schemes were placed in class IV--

* (Judicial Items) * *

3. The remaining schemes were placed in class II. * *

7. Supplemental lists--The schemes included in these lists were classified by the Committee as follows:-

Department	Item of expenditure	Class
* *	* *	
Chief Secretariat	Acquisition of a bungalow for the Collector of South Kanara	IV.
*	* *	*

Class IV schemes the Finance Committee not recommend

9 Extracts from these notes may be sent to the Chief Secretariat, P.W.& L., Finance, Law and Development Department.

H.A. Watson,
14-1-1929

Forwarded to the Chief Secretariat
(By order)

C.R. Srinivasa Rao,
Supdt., Fin. Dept.

Fin. u.o. 39417(BG)/14
d. 14-1-1929

Pub X no 107-1
16.1.29

Finance

acc
16.1.29

Finance (Bud. Sec.)

Please see the notes from page 85, ante.

2. Submitted that there is nothing on record to show as to why the Finance Committee placed the Scheme in Class IV.

B 17.1.29 CRS 17.1.29 18.1.29

S

So far as I remember the general opinion was that the restriction was not with a view to spending so much money ... that would be a perpetual source of expense: instead it would be better to build.

Jay 18.1.29

Public

R

Finance 1851 (Bud Sec) 16/1/29

Finance 1851 (Bud-1) 18/1/29

Public (x) Dept

[illegible]

[illegible] page 18 of the book (Put up)

the reasons which led the Fin. Committee to turn down this proposal?

[illegible]

[illegible] 19.1.29

Fin Secy

Pub x no. 107-2
19.1.29

2262

Secretary to C.S. [illegible] 19.1.29

I have given them so far as my memory serves, in my note on the previous page

[illegible] 19.1.29

Chief Secy

The proposal may be dropped

[illegible]

2262-1
20-1-29

[illegible] 20.1.29

C1
C3

Cabinet meeting was fixed case in special box [illegible]

Is this not a matter for settlement when the Cabinet meets on 2 Feb?

[illegible] 21/1/29

Because the last day for receiving the remarks of Pub Dept & Fin Dept for the consideration of the Cabinet was 19.1.29

R

yes. that is as the matter has correctly given the gist of such grounds as were offered. I told the Committee that the alternative was to build a new bungalow

[illegible] 21/1/29

In view of the above notes, the Dept need offer no remarks.

[illegible] 21.1.29

CURRENT NO.
0271
PUBLIC X.

Finance (Budget General).

U.O. Note No.4335(a) B.G1.-1 dated 5th February 1929.

Subject :-

Part II Schemes for 1929-30 - Order in Cabinet dated 2nd February 1929.

****

A copy of the order in Cabinet dated 2nd February 1929 on the Part II Schemes for 1929-30 is forwarded to the Departments of the Secretariat for information and necessary action, if any.

T. A. Srinivasaraghava Ayyangar,
Assistant Secretary.

To

The Departments of the Secretariat.

ORDER IN CABINET- 2. 2. 1929.

Budget Proposals - 1929-1930.

****

All schemes placed in classes II and III by the Finance Committee will be included in the Budget estimates.

The following schemes placed in Class IV by the Finance Committee will be included in the Budget estimates:--

	Rs.
31. Education - Transferred.-	
Boarding grants to Indian orphanages	2,02,800
6. Excise.-	
Propaganda work in favour of temperance	4,00,000
41. Civil Works. - Buildings - Excise. -	
Construction of quarters for the Assistant Commissioner, Waltair Division.	6,000
32. Medical -	
Transfer to Government of the Tiruturaipundi Local Fund Hospital.	3,940
41. Civil Works - Buildings - Medical --	
Construction of quarters for the nursing staff of the Tanjore Headquarters Hospital.	10,000
34.a. Agriculture - Agriculture. -	
Reorganisation of the Agricultural Department	72,386
35.b. Industries - Industries. -	
Additional staff for the District Engineering staff.	8,200
26. Police. -	
Revision of pay of Police Sergeants in the mufassal.	45,033

41. Civil Works - Buildings - Police. -

Construction of quarters & other buildings for the Malabar Special Police.	50,000

37. Miscellaneous Departments. -

1. Appointment of a District Labour Officer for Malabar.	8,823
2. Extension of the activities of the Labour Department to Coimbatore. Tinnevelly and Kurnool districts.--	
Recurring.	40,428
Non-recurring	34,350

41. Civil Works - Communications. -

1. Construction of feeder roads to connect the Parvatipur-Raipur Railway	25,000
2. Construction of a bridge over the upper Kolab river.	6,000

A report is to be obtained demi-officially from the Collector regarding the necessity for a new court-house for the District Munsif, Ramachandrapuram; if the Collector reports that it is necessary, Rs.15,000 may be provided in the budget estimates.

Provision to be made in the budget for the diversion of the Palghat College Road.

The scheme for the formation of the Central Land Mortgage Bank set out in the Note for the Finance Committee dated 8.1.1929 is approved; an allotment of Rs.38,830/- may be included in the budget.

On page 42 of the Budget Note, item 4, the scale should be Rs.250-25-500; item 7, the scale should be Rs.200-20-440.

A.Y.G.C.

2.2.29.

The Finance Committee have turned down the proposal for the acquisition of the bungalow at present occupied by the Collector of South Kanara at Mangalore. If further action is to be taken in the ~~method~~ of providing the Collector with a Govt. residence, there are three possible alternatives:-

(i) Taking the present bungalow on a long lease;

(ii) Acquisition of the late Mr.Charles Morgan's bungalow;

(iii) Construction of a new bungalow.

2. Attempts were made to have the present residence put in proper repair so that Government might tak a long lease of it for use as Collector's residence. ~~Xr~~ But owing to the divided ownership of the property no settlement could be arrived at. A lease therefore seems out of the question.

3. As to the second alternative, the proposal to acquire the late Mr.Charles Morgan's bungalow was dropped on the Board's report on pages 157-158 C.F. an the notes on pages 71-72 N.F.

4. As to the construction of a new bungalow reference is solicited to the notes on p.12 above, on

on which the question of construction on Kadri Hill was dropped.

For orders ~~whether:-~~

(i) whether the question of the acquisition of the late Mr.Charles Morgan's bungalow need be re-opened or whether Mr.Thorpe may be informed that the Government do not require it;

(ii) If the latter alternative is adopted, the Board of Revenue should be asked to consider the question of constructing a new bungalow, or whether the matter may be left to stand as it is for the present.

this scheme is already dropped & need not be mentioned
8.2.29

Proposal to construct a new bungalow has been dropped; & need only refer it. ~~The Collr~~ the present residence so with acquired, the Collr will be left as at present, & make any arrangements he can for it.
8.2.29

7.2.29

The only order that seems to be necessary on this file now is that as the proposal to acquire the present residence of the Collector (including Rs 11.30 acres of land) for Rs 55,000 has been rejected by the Finance Committee, the Govt. do not propose to proceed with the scheme; if however the owner

12/11.2

price demanded, the Collector may make a further report to Govt.

8.2.29

C1 11/2
C3

14/2/29

CHIEF SECRETARY
14 FEB. 1929
GOVT. OF MADRAS

The papers may be recorded. Draft order and draft D.O. to Mr. Wells are submitted. P.W.D. may see before issue.

15.2.29

Pl. ex no 107-3

15.2.29

15.2.29

ASST. SECRETARY TO GOVT.
18 FEB 1929
3599C
PUBLIC WORKS AND LABOUR DEPT.

ASSISTANT SECRETARY TO GOVT.
22 FEB 1929
CHIEF SECT.

Pub.

21.2.29

Pub. & Rev. No. 3559C/25-1

Buildings - Residence - Collector South Kanara - Acqusition of the bungalo and its compound - Proposal dropped.

Read the following:-

I

Memo to the Board of Revenue No.2092-4 Pub., d/.20-2-1928.

II

(1582). From the Board of Revenue, Ref.No.E.1462-28-3, d/.30-6-1928.

III

(1983). From the Board of Revenue, Ref.No.E.1462/28-4, d/-27-8-1928.

IV

From the Board of Revenue, E.No.1462/28-6, dated 23-11-1928.

V

From the Collr. of South Kanara, Ref.B.3-2229-28,d/.19-10-192

VI

Memo to the Collector of South Kanara, No.2733-1 Public, dated 13-12-1928.

VII

C.No.(2906). From the Collr. of South Kanara Ref. C.No.2144-B3-28, dated 28th December 1928.

VIII

(C.No.2907). From the Collr. of South Kanara, Reference No.C.2144-B3-28, dated 29-12-1928.

IX

Memo to the Board of Revenue, No.2733-3 Pub., d/- 5-1-1929.

X

(C.No. 51). From the Board of Rev.(L.R.&S.), Ref.No.E.1462/28-8,d/. 8-1-29.

ORDER.

No. 213, dated 23-2-1928.

Mis.

Recorded.

2. The Government have decided not to

2669

Proceed with

relating to the acquisition of the bunga-

low and its compound now occupied by the

Collector of South Kanara at the price

named by the Collector.

15.2.29

15.2.29

15.2.29

25/2/29

To

The Board of Rev. (L.R.& S.), (9 to

" Collector of South Kanara (9 of V to X - -)

Copy to the Revenue Department, &

" " " Public Works & Labour Dept

D.O. No. 10 ... dated 2 ... 1929.

My dear Wells,

Buildings - Residence -
Collector , Mangalore.-

*****

I am desired to inform you that as the proposal to acquire the present residence of the Collector (including 11-30 acres of land) for Rs.55,000 has been rejected by the Finance Committee, the Govt. do not propose to proceed with the scheme. I am to add that if however, the owner makes a substantial reduction in the price demanded you may send a further report to Government when the matter will receive consideration.

(GS's note at pages 91-92 ...)

Yours sincerely,

15.2.29

15.2.29

To

G.W. Wells Esq., I.C.S.,
Collr. of South Kanara

Copy to the Board of Revenue.

15.2.29